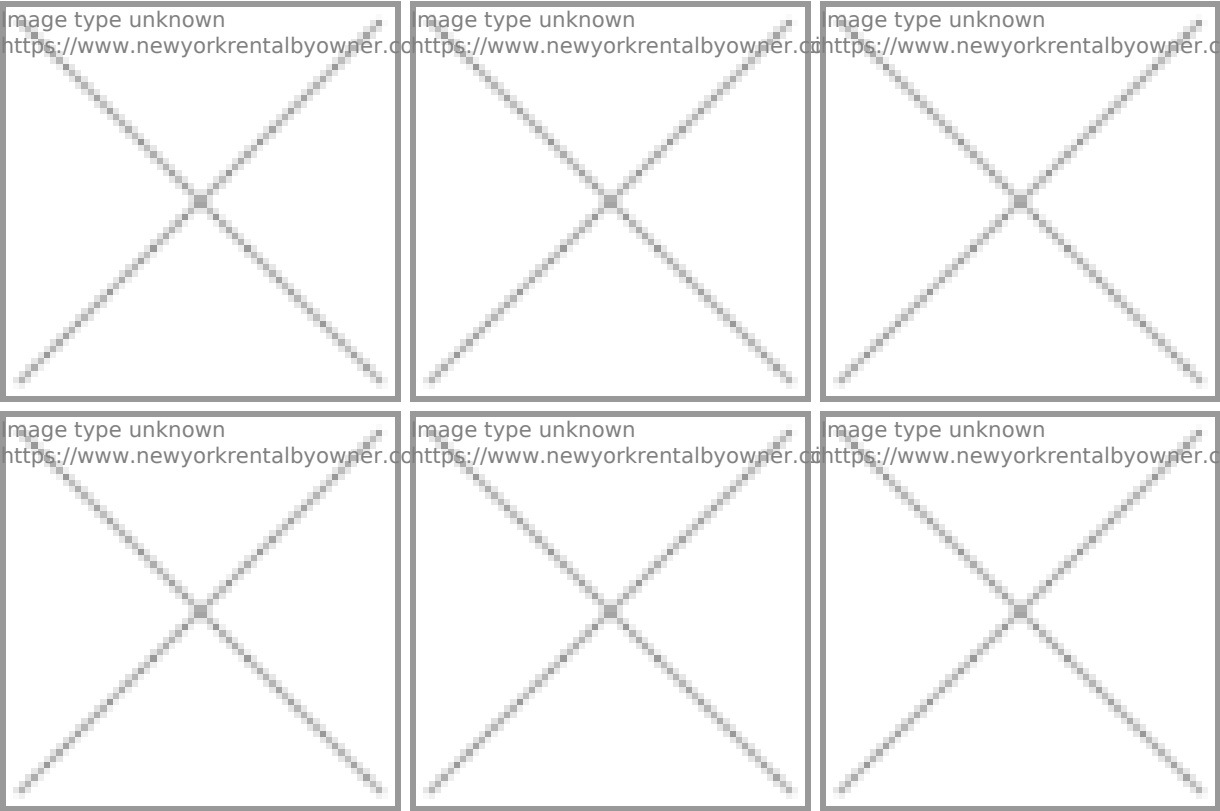


Luxurious Oceanfront 8BR Home with Pool+Jacuzzi. Last Minute Deals Available!

917.940.2922

Summary

8 Bedrooms, 6 + 2 1/2 Baths, (Sleeps 16); 2 master suites, 2nd floor Living Rm; Generator (the ultimate travel insurance) !



Description

ESCAPE FROM NYC METRO !
FRESH OCEAN AIR & PRIVATE LUXURIOUS BEACH LIVING !

Escape to our glamorous Westhampton oceanfront beach house, where the mesmerizing views from each room can be seen from all around the house. Our passion is to become Your Home Away From Home. Enjoy the best of the Hamptons at our home!

CALL FOR LAST MINUTE DEALS ! 917.940.2922 Jill

*****FLEXIBLE DATES and TERMS*****

Oceanfront beach house, in West Hampton Dunes, designed to offer a sense of modern luxury and tranquility. New construction on nearly 90 feet of oceanfront on prestigious Dune Road (the 600 block, close to the bridge & town, far from public beaches), nearly 5000 ft². Always quick to be reserved.

Savvy Hamptons travelers head for Westhampton: family oriented, laid back atmosphere, the closest Hampton (least traffic), & the very best, broad sugar white beaches.

Incredible Bay views in addition to mesmerizing Ocean views. Gorgeous new renovation of one of our two master bathroom showers - utterly luxurious !

More exclusive & private close to the WHB Bridge (further East) - closer to town, no public beaches. Only homeowners or our guests can access our stretch of beach - there are only private (no public) walkways. Front of house has gorgeous views of Moriches Bay; back of house faces directly to ocean. Access rights to Moriches Bay across the street for water activities. Breathtaking panoramic views of the Atlantic Ocean await you and will uplift you. Spectacular 360 degree water (ocean + bay) views throughout.

We love our guests ! Our goal is to make your vacation the ultimate getaway of your dreams. Indulge, relax, and recharge ! Concierge services available.

Jill is a vacation rental platform superstar: she & the home have earned the prestigious designations of Superhost & Guest Favorite by a major platform.

Live like a rock star while you stay at our captivating house ! House has been filmed or scouted for numerous TV shows, movies, and music videos, and by management of rock & roll hall of famers. Guests have included titans of technology, a Grammy winner, and an Academy Award winning Best Supporting Actress.

Immerse yourself in the expansive ocean views and radiant sun warmth at our beach house:

3 levels, 2 full decks facing the ocean + 2 decks on the 3rd floor. Dual wide belgian block driveways fit several cars, plus 2 car covered garage. 8 bedrooms; 6 of those bedrooms with full bath, plus two 1/2 bath guest baths.

On the first floor, we have 4 bedrooms; 3 have queen beds, the other one has 2 double beds, & each with their own ensuite bathroom.

On the second floor, we have 2 oceanfront master suites with king size beds flanking the open living and kitchen / dining room area, each with spa bathrooms (including vessel sinks, twin spa showers with multiple body jets), exquisite ocean views & private deck access. The luxurious spa-inspired East Master Bathroom is designed to pamper, outfitted with a radiant heated shower, along with a rain shower and 8 body jets for your added comfort that exudes luxury and elegant sophistication.

2nd floor Living area has sweeping elevated views of the ocean and the bay. Majestic huge living space windows & sliding deck doors make you feel you are floating over the ocean. Find inspiration with spectacular sunrises from your private deck. Fabulous ocean views and sea breeze while you dine serenely at either the dinner table or center island / bar stools.

On the third floor, we have 2 more small bedrooms, which share a half bathroom. Beautiful second living room / kids play area on the third floor with incredible elevated views of both the bay and ocean. 2 recently renovated gorgeous mini decks.

Well appointed for your stay - The utmost in fine beach living + comforts of home:

Kitchen: Viking range, plenty of utensils & silverware, 2 Bosch dishwashers, 2 washers, Viking wine fridge, 2 coffee makers (including Keurig), large Weber grill on 2nd floor deck.

Loads of beach towels & beach chairs, beach umbrella, pool floats, multiple bicycles.

Concierge level assistance; plan a day trip or hire a chef !

Brand new, whole house Generator - the ultimate travel insurance !

Endless amenities await you:

central AC, central vac, heated and lit gunite pool; covered, spa / jacuzzi facing the ocean, suitable for year round use (covered by 2nd floor deck); extensive new outdoor furniture.

Seamless multimedia integration for the tech savvy vacationer.

Internet:

New, top of the line whole house Mesh Wifi with the highest internet speed available from Optimum (400 mbps).

Audio System throughout Indoors & Both Decks:

6 Sonos zones for up to 6 separate music streams, or play whole house music !

Full Dolby Atmos 5.1 home theater Sonos setup.

TV / Home Theater:

8 TV's, inc 65" new OLED in Living Room (all are Smart TVs which can stream online content; you can also stream content from your phones or laptops via AirPlay2, screen mirroring, or casting), Apple TV; free Netflix, Hulu, Amazon Prime Video, dual Sirius house accounts for your enjoyment, & more...

Perfect for indoor & outdoor entertaining: spacious double decks, with dining tables and chairs. Gold level Security / Fire / power outage / water / temperature Alarm systems (protection even in power failure), heated pipes, motion sensor LED floodlights impervious to power outages, front door Ring motion cam with phone notifications available, fabulous local police/constable with exceptional security. Business Center available, with multifunction fax / scanner / copier / printer. Gorgeous gas fireplace in living room. Private walkway (with solar lighting) over the sand dunes to the beach, outdoor shower. Childproof pool fencing available. The list goes on and on....

5.5% County Hotel Tax applies; not applicable for rentals longer than 30 days

\$950 utility fee applies in July and August; additional Fees will be included in the agreement where appropriate (listing options for fees are very limited and do not vary with length of stay, etc...)

Inquire about a yearly rental as well

We treasure our guests and pride ourselves on creating an oceanfront Hampton beach resort, which can become your Home Away from Home !

Off Season Wonderland:

Vineyards/Wine Tasting, Bicycling & Walking on Dune Road (3 miles each way to either the Westhampton Bridge or the western tip of the island (Cupsogue Park); Snowshoeing on the beach year round ! (2 snowshoes in the garage + 2 bicycles & helmets), Jacuzzi (all weather - covered by deck), Live Music, Antiquing, Estate Sales, Shopping/Tanger Outlets, Farmers Markets, Aquarium, drive to Montauk, Fishing, No summertime Traffic!

whd 0907-05

DuneRoadRental.com

Please note minimum stays....

Map

Address: dune road, west hampton dunes, ny

Zip Code: 11978

Latitude / Longitude: 40.80938 / -72.645828



Nearest Airport	gabreski / westhampton	5 miles
Nearest Bar	john scott's	0.5 miles
Nearest Bus Station	westhampton beach	5 miles
Nearest Ferry	port jefferson	15 miles
Nearest Restaurant	westhampton beach	4 miles
Nearest Train Station	westhampton beach	5 miles

Additional Property Information

<http://HamptonsRentalOcean.com>

(official webpage, welcome website, etc.)

<http://DuneRoadRental.com>

(welcome website, house instructions, local guides, incredible videos, photos)

www.Facebook.com/DuneRoadRental

(includes numerous photo albums)

8 bedrooms

9 beds:

2 king, 4 queen, 3 twin): 1st floor – queen x 3 (east/ocean, west/ocean, east/bay), 2 twin (west/bay); 2nd floor - king x 2 (east & west master suites) + 2 private rooms in loft / 3rd floor area (1 queen bed, 1 trundle bed

6 + 2 x ½ bathrooms:

6 full, 2 half: 1st floor – full x 4, 1 half; 2nd floor – full x 2; 3rd floor – 1 half

HAMPTONS WINTER WONDERLAND SPECIALS - HOLIDAY HEAVEN !

Christmas Week still available !

Winter getaways for Oceanside peace & quiet.

Accommodation, Features

House

Bedroom(s): 8 (16 Sleeps)

King: 2, Queen: 4, Twin / Single: 3

Bathroom(s): 6

Half Bath: 2, Outdoor Shower: 1, Walk-in Shower: 6

Suitability

- **Long term rentals:** Yes
- **Pet Friendly:** Yes, pets welcome
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

Vacation Types

Away From It All, Beach, Family, Historic, Romantic, Sports & Activities, Tourist Attractions

Location Type

Beach View, Beachfront, Ocean View, Oceanfront, Water View, Waterfront

Popular Amenities

Air Conditioning, Balcony, Catering Available, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Hot Tub, Linens Provided, Outdoor Grill, Pool, Towels Provided, Washing Machine, Wireless Internet

Indoor Features

Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Handrails, Heating, Ice Maker, Internet, Iron & Board, Kitchen, Living Room, Microwave, Oven, Pantry Items, Refrigerator, Stove, Toaster

Outdoor Features

Beach Chairs, Beach Umbrellas, Bicycles, Deck / Patio, Heated Pool, Hot Tub Spa, Outdoor Furniture, Outdoor Gas Grill, Private Pool

Access & Parking

Covered Parking, Garage, Secure Parking, Stairs

Activities

Activities & Adventure:

Beachcombing, Bird Watching, Deep Sea Fishing, Equestrian Events, Fishing, Fly Fishing, Golf, Horseback Riding, Jet Skiing, Outlet Shopping, Paragliding, Sailing, Scenic Drives, Shopping, Sight Seeing, Swimming, Tennis, Walking, Water Skiing, Wind-Surfing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$1,500 - \$5,500		\$24,500 - \$38,500	-	1 Nights	-
No rates available						

Fees, Taxes, Deposit

	Type	Price	Charge Type
Additional Cleaning Fee (> 3 hrs)	Optional / Seasonal	\$650	One time
Cleaning	Required	\$650	One time
Damage Deposit	Required	\$1,200	One time
JULY & AUGUST ONLY - UTILITY FEE	Optional / Seasonal	\$795	One time
Laundry Fee	Required	\$595	One time
Pet Fee	Optional / Seasonal	\$250	One time - per person
Suffolk County Hotel Tax	Required	3%	One time

Policies

Check in: 01:00, **Check out:** 08:00

until confirmed and rental agreement is executed in full, including payment, rates are subject to change.
rates can change at any time, are estimates only, and dependent on market conditions.

All rates exclude holidays, corporate events, special occasions, and any parties or functions.

pet fee applies.

\$950 utilities fee for rentals of 2 weeks or more in july and august.

various fees may be applicable as appropriate & will be included in the agreement.

1 night minimum off season.

PLEASE EMAIL / CALL TO BOOK ALL RESERVATIONS.

NEGOTIABLE !

last minute & holiday specials available; please inquire.

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