

# Luxury 6Bdrm Oceanfront New Years Eve Deal! Pool & Hot Tub wOceanview. Rose 201-888-1170

## Summary

BREATHTAKING VIEWS ON OCEAN, SLEEPS 12, GREAT FOR FAMILY VACATIONS AND GETAWAYS



## Description

Special features and amenities of this beach house: 2 levels, 6 bedrooms, 5.5 marble bathrooms, several balconies. 2 master suites, master bathrooms equipped with shower and Jacuzzi tub, executive master bath equipped with a bidet. A mahogany deck with heated gunite private pool and Jacuzzi facing the ocean during the nice weather.

Top-of-the-line gourmet kitchen appliances: 2 dishwashers, trash compactor, subzero refrigerator, wine fridge, washer/dryer, numerous flat-screen TVs, central air, 2 fireplaces, high-speed internet, satellite/cable TV, outdoor gas grill. Towels and linens are supplied. This house can be enjoyed year-round. It is fully winterized with a hot tub available 24/7 during the offseason for you to enjoy even in cold weather. You can reach Rose .The top-of-the-line gourmet kitchen and large dining area are perfect areas to prepare and share meals.

The living room is exquisitely detailed and the unique family room with a cozy fireplace is especially inviting. With 6 bedrooms, 5.5 bathrooms this spacious living space is suitable for groups small and large. Perfect for a large family or group gathering, or a quiet, private retreat. It's easy to see the modern elegance of this house, and why it's been scouted by television shows, filmmakers and photographers alike. Come and experience this exclusive oceanfront property for yourself.

Situated right on the water, the sliding doors and endless windows provide panoramic views of the ocean. It is truly

an oceanfront beauty! You'll have access to your very own private stretch of sugar-white beach. Enjoy stunning views of the ocean from the spacious mahogany deck surrounding the pool and hot tub, and from any one of the many balconies. Wake up to the view, and watch the sunset from any of the rooms in the house. This house was built to worship the sun and the sea.

We love our guests and they are our number one priority.

The village of West Hampton is only a short drive away with trendy boutiques, cafes, and great restaurants. Wineries and outlet shopping are all nearby. Popular outdoor activities include water sports (rafting, sailing, scuba, snorkeling, surfing, swimming, water skiing, water tubing, wind-surfing), cycling, horseback riding, fishing, golf, and paragliding.

Accepted Methods of Payment: Check pymts, bank wire or ACH transfers. \$850/wkly Utility deposit may apply depending on dates and season. WHD 0907-021

**CLICK HERE FOR RATES**

## Map

**Address:** 819 dune Rd. Westhampton Beach NY

**Zip Code:** 11978

**Latitude / Longitude:** 40.775915 / -72.713783



Accommodation, Features

House

**Bedroom(s):** 6 ( 12 Sleeps )

King: 5, Twin / Single: 4

**Bathroom(s):** 5

Combination Tub / Shower: 3, Half Bath: 1, Jetted Tub: 2, Walk-in Shower: 2

## Suitability

- **Long term rentals:** Yes

- **Pet Friendly:** Some pets, please inquire
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

### Vacation Types

Away From It All, Beach, Family, Large Events-Wedding/Reunions, Pet Friendly, Sports & Activities, Year-Round Vacation Rentals

### Location Type

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

### Popular Amenities

Air Conditioning, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Linens Provided, Outdoor Grill, Pool, Telephone, Towels Provided, Washing Machine, Wireless Internet

### Indoor Features

Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Internet, Iron & Board, Jetted Bath Tub, Kitchen, Living Room, Microwave, Oven, Refrigerator, Stove

### Outdoor Features

Deck / Patio, Heated Pool, Hot Tub Spa, Lawn / Garden, Outdoor Furniture, Outdoor Gas Grill, Porch / Veranda, Private Pool

### Access & Parking

Secure Parking

### Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$1,250 - \$5,500		-	-	1 Nights	-
01-Apr-2024 - 25-Apr-2024	\$1,750	\$2,000	-	-	2 Nights	-
26-Apr-2024 - 09-May-2024	\$2,500	-	-	-	3 Nights	-
10-May-2024 - 22-May-2024	\$3,000	-	-	-	3 Nights	-
23-May-2024 - 31-May-2024	\$3,250	-	-	-	4 Nights	-
01-Jun-2024 - 16-Jun-2024	\$4,000	-	-	-	5 Nights	-
17-Jun-2024 - 23-Jun-2024	\$4,500	-	-	-	7 Nights	-
24-Jun-2024 - 30-Jun-2024	\$5,000	-	-	-	7 Nights	-
01-Jul-2024 - 25-Aug-2024	\$5,500	-	-	-	7 Nights	-
26-Aug-2024 - 02-Sep-2024	\$5,000	-	-	-	7 Nights	-
03-Sep-2024 - 22-Sep-2024	\$3,250	-	-	-	3 Nights	-

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
<b>23-Sep-2024 - 31-Oct-2024</b>	\$2,500	-	-	-	2 Nights	-
<b>01-Nov-2024 - 26-Nov-2024</b>	\$1,500	-	-	-	2 Nights	-
<b>27-Nov-2024 - 01-Dec-2024</b>	\$3,500	-	-	-	3 Nights	-
<b>02-Dec-2024 - 21-Dec-2024</b>	\$1,750	-	-	-	2 Nights	-
<b>22-Dec-2024 - 25-Dec-2024</b>	\$3,000	-	-	-	4 Nights	-
<b>26-Dec-2024 - 01-Jan-2025</b>	\$3,000	-	-	-	3 Nights	-

## Fees, Taxes, Deposit

	Type	Price	Charge Type
<b>Cleaning Fee</b>	Required	\$595	One time
<b>Suffolk County Tax</b>	Required	5.5%	One time

## Policies

**Check in:** 04:00, **Check out:** 08:00

Check-in after: 4:00 PM Check out before: 8:30 AM

Children allowed

Pets allowed: Only dog under 15lbs. \$250 pet fee.

Events allowed:

Depends on the date & amount of people. Message me.

No smoking

Max guests: 12 (sleeps up to 12 adults)

Minimum age of primary renter: 27

Also note:

Accepted Methods of Payment: Check pymts, bank wire or ACH transfers.

\$850/wkly utility fee may apply depending on dates and season 8:30 am Check out time applies Summer in-season

Check in + Check out, in-season on Monday

After booking and confirming your reservation, you will receive a lease from our office.

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