

**BERKSHIRE
HATHAWAY** | **LAFFEY
INTERNATIONAL
HOMESERVICES** | **REALTY**

154 Eatons Neck Rd. Property Features

55 feet of private sandy beach front

Renovations completed in 2020

A. Steel Roof - standing seam metal- Heavy Gauge ADVANTAGE LOK II Charcoal Grey - Union Corrugating Company
* Siding - Certaineed Insulating Wood Composite Planks
* Metal Rain gutters

B. Influenced by passive house sustainable and energy efficient design concepts:
* All Electric - NO Oil, No gas, No propane (Qualifies for PSEG-LI electric rate discount)
* ERV system - Energy Return Ventilation System - Apilaire Wall mounted controller
* Fujitsu heat pump AC/Heating system. High Efficiency Heater and AC combination system. 2 programmable Zones
* Solar panels - SunPower - 26 high efficiency panels E20-327 (327 Watts Each) Total 8.5 KW - with Net Metering - 25yr warranty
* Marvin windows and sliding doors throughout the home - All installed in 2020
* Triple Pane windows for high efficiency insulation
* Sliding doors and rear windows hurricane grade
* Motorized remote shades on back windows
* Front door entrance Therma Tru
* Spray Foam Insulation throughout the house
* Whole House water filter

C. Appliances Etc
* Kitchen Aid range/oven. Induction stovetop with Stainless Steel Hood with task lights and pot filler
* Kitchen Aid French Door Refrigerator Freezer
* Kitchen Aid Dishwasher
* Miele Washer and Miele Heat Pump Dryer (High Efficiency)
* Rheem Electric Hot Water Heater - High Efficiency Heat pump Water Heater
* Reverse Osmosis drinking water faucet in kitchen Island

Kitchen
* Stainless steel counter tops
* Center Island w/ concrete countertops and bar sink
* Walnut Cabinets and Drawers (UrbanEffects) Custom built- Soft-close drawers

Bathroom Upper Level
* Carrara Marble shower wall tiles - Walk in shower with linear drain
* Carrara Marble vanity - Stone Forest
* Toto Washlet toilet with remote
* Radiant Floor Heat (Not working)

Bathroom Lower Level -
* Stone Sink - Stone Forest
* Radiant Floor Heat (Works great!)
* Walk in Shower

Working Stone Fireplace
* Stone and Wood Mantle
* Fireplace Insert (we did not install - and we NEVER USED IT!)
* New chimney Liner and closable cap (We installed in 2020 and Never Used)

Other Electrical
* Level 2 EV Charger - ChargePoint Home Flex Level 2 J1772 (up to 50 Amp/12KW - Installed in 2023)
* RV Electric Hookup
* Wired for outdoor Sauna

Front Deck
* Front Deck - Cedar soffits
* Cedar and Pine Railings
* Black Locust Floorboards from Sawkill lumber

Back Deck
* Black Locust Floorboards and railings wood from
* Post from Timbertech

Stairway and Beach Deck -
* Unkown - Pressure Treated Lumber, Redwood and Pine?

Septic/cesspool? Did you update? Not updated (Think it's Septic?)

Eatons Neck Assoc (Optional):
* <https://eatonsneck.org/membership/>
* Working volunteer assoc.
* cost: ~\$300 / year

Mooring Rights:
* Permits required through Town of Huntington. First come first serve. Preference to residents & present applicants. Refer to TOH for rules.

High elevation so no flood insurance required.

Taxes 2024
\$13,562 (without Star)

Trusted Real Estate Advisors

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