

## 3445 Wickham Avenue, HOUSE

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- Price: \$1,495,000
- Bedrooms: 4
- Bathrooms: 2
- Neighborhood: Mattiuck
- Real Estate Tax: 708.08
- Garage: Yes

### DESCRIPTION

Enjoy the best the North Fork has to offer in this spacious, bright waterfront, 4 bedroom, 2 bath home complete with majestic water views and a private dock on the Mattituck Inlet. The ample bedrooms and a bonus sun-porch can comfortably fit your family and guests. Have coffee while relaxing by the water, sipping local wines on the sun-porch, playing bocce on your waterfront court or cozying up by the fire pit for smores ... this property has it all. And the home is just a 5 minute walk from Mattituck's beloved Love Lane and many top vineyards. The House is 2 stories and features 4 full bedrooms and a bonus sun-porch with an additional queen bed and outdoor dining space. The main floor hosts a gourmet eat in kitchen, laundry room, 2 large guest rooms and open plan dining and living room and wrap around sun-porch with an additional sitting area, dining area and queen size bed all overlooking the water. While the top floor features the primary bedroom, with ample closet space and another spacious bedroom and another full bathroom. There is no lack of closets and storage space throughout this home. Hardwood floors set the stage on both levels and central A/C, gas heat and an instant hot water heater provide efficiency throughout the house. Without representation relative to future market conditions, this property has also generated strong historic rental income. The sprawling yard features scenic Mattituck Inlet views as well as a private dock, bocce court, large firepit with seating, an outdoor dining area, huge cozy outdoor patio and generous space for your BBQ needs. Between the two sheds you'll find existing storage for up to 4 kayaks and all your lawn care needs & outdoor toys / games to keep the whole family entertained. There are endless opportunities to make the property your own waterfront oasis. Whether a garden enthusiast, boater, kayaker, fisherman or simply a nature lover, this all season residence has it all and more.

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### Contact Broker



- Charles P. Nafman
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- none:

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