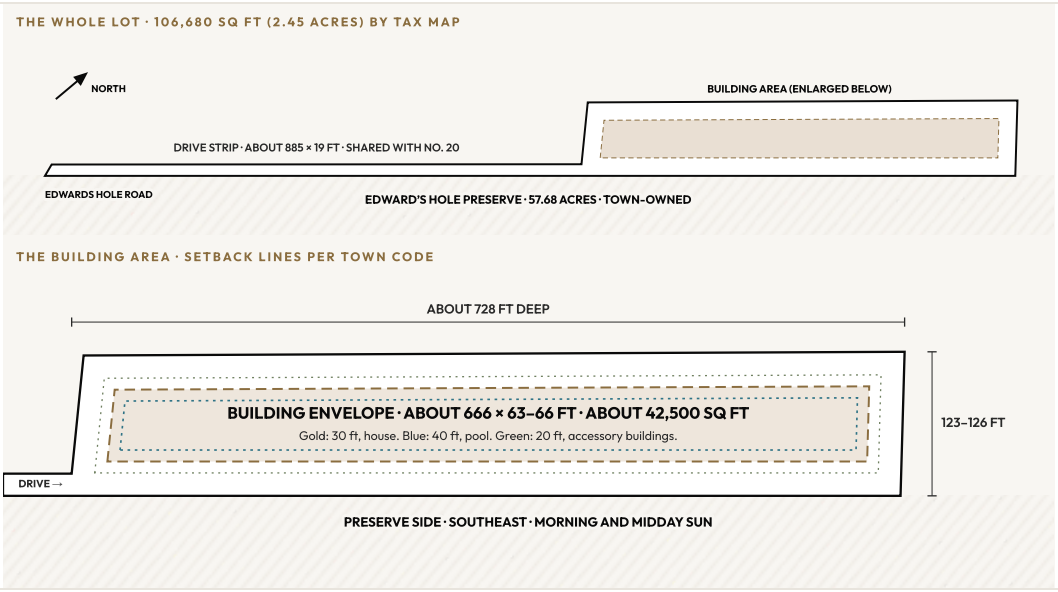
SITE SHEET FOR ARCHITECTS AND BUILDERS · NORTHWEST WOODS, EAST HAMPTON, NEW YORK

22 Edwards Hole Road

OFFERED AT

$2,000,000



LOT	106,680 sq ft (2.45 ac) by tax-map polygon; 2.5 ac on the roll. Flag lot.
DRIVE STRIP	About 885 ft long, about 19 ft wide, 22 ft on Edwards Hole Road. Part of the lot. Shared with No. 20.
BUILDING AREA	About 728 ft deep, 123–126 ft wide, about 89,600 sq ft.
ENVELOPE	30 ft off every line: about 666 × 63–66 ft, about 42,500 sq ft. Pool (40 ft): band about 46 ft wide.
ORIENTATION	Long axis about N 40° E. Southeast side: Town preserve (57.68 ac). Northwest: vacant 3.17-ac lot and a wooded parcel of about 7 ac.
FLOOR AREA	7% of lot area + 1,500 sq ft, max 10,000 = 8,968 sq ft. 7,773 if the strip is excluded as a common driveway or access easement.
WHAT COUNTS	Basements, attics and spaces under 5 ft excluded. Stairwells and rooms over 15 ft count twice. Attached garage counts above 600 sq ft.
HEIGHT	25 ft; 32 ft to a gabled peak, eave plate at 25 or lower; 2½ stories; no point taller than its distance to the nearest lot line.
SETBACKS	Principal 30 ft side and rear (no front yard from interior lines of a flag lot). Accessory 20 ft. Pools, pool decks, equipment 40 ft.
COVERAGE	Buildings: 10% or 9,999 sq ft, whichever is less (8,962 if the strip is excluded). Total: 35%, about 37,338 sq ft.
CLEARING	Base rule: 10,000 sq ft + 25% of lot area excluding the flag strip, about 32,400 sq ft. Overlay district not confirmed; overlay lots follow different limits.
ON IT TODAY	One-story ranch (3 bed, 2 bath, partly finished lower level), in-ground pool (closed several years), pool house pavilion, decks. Oil heat, private well. Sold as is.

NOT IN HAND YET

- Survey with topography
- Recorded agreement for the shared drive
- Overlay district and wetlands check
- County health records for septic and well
- Town building file (CO and permits)

FILES AND MODEL

- 22edwardshole.com/architects/ : CAD outline (DXF), GeoJSON, this sheet
- 22edwardshole.com : buyer page, concept images, 3D massing model

SITE VISITS

By appointment. Call or text Pete Grosso, 631-365-3271.

Peter C. Grosso, Licensed Real Estate Broker · RE/MAX Integrity Leaders · 177 West Main Street, Smithtown, NY 11787 · Office 631-736-2000 · Each RE/MAX® office is independently owned and operated.

Sources: New York State tax parcel map (2025 roll), SCTM 0300-134.00-01.00-020.001; Town of East Hampton Code ch. 255, §§ 255-11-10, 255-11-72, 255-1-20, 255-2-60, current through June 2026; Town of East Hampton preserve records. Lot lines and all dimensions are from the tax map and are approximate. This is not a survey and not a zoning opinion; a survey and the Town Building Department control. Information is believed reliable and is not guaranteed. Offered subject to errors, omissions, prior sale and price change. Prepared November 14, 2026.