

# For Sale

Prime Waterfront Residential Development Site with Private Beach & Docking

**35 Soundview Lane, Sands Point, N.Y. 11050**

**Brown  
Harris  
Stevens** **Bold  
Honest  
Smart**



**Brown  
Harris  
Stevens** | Commercial  
Services

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**Brown Harris Stevens Commercial Real Estate, LLC**  
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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

### LOCATION:

Block 111, Lots 47 & 50

The property is a private estate located at the end of a cul-de-sac.

One of the only waterfront properties of substantial acreage on the North Shore of Nassau County, this parcel is located in Sands Point directly on the shore of Long Island Sound overlooking New York City. This unrivaled 4-acre expanse of land provides a rare opportunity to have up to a 12,000 square foot residence with a 112 foot private beachfront on Half Moon Beach, docking rights and a creek on the Property. This is a rare opportunity to create an estate compound of exceptional privacy and tranquility while being in close proximity to the following:

- Downtown Port Washington with Long Island Railroad transportation (35 minutes to Manhattan), restaurants, banks and shopping.
- Sands Point Golf Club
- Harbor Links Golf Course
- Guggenheim Preserve
- St. Francis Hospital

### PLOT SIZE:

4.078 Acres

2.8 ± Acres – Site for house

1.2 ± Acres – Creek plus beachfront

### DEVELOPMENT POTENTIAL:

Can build up to 9,000 ± square foot residence

### CREEK:

Possible to receive permits for a bridge over the creek

### REAL ESTATE TAXES:

\$15,626.00

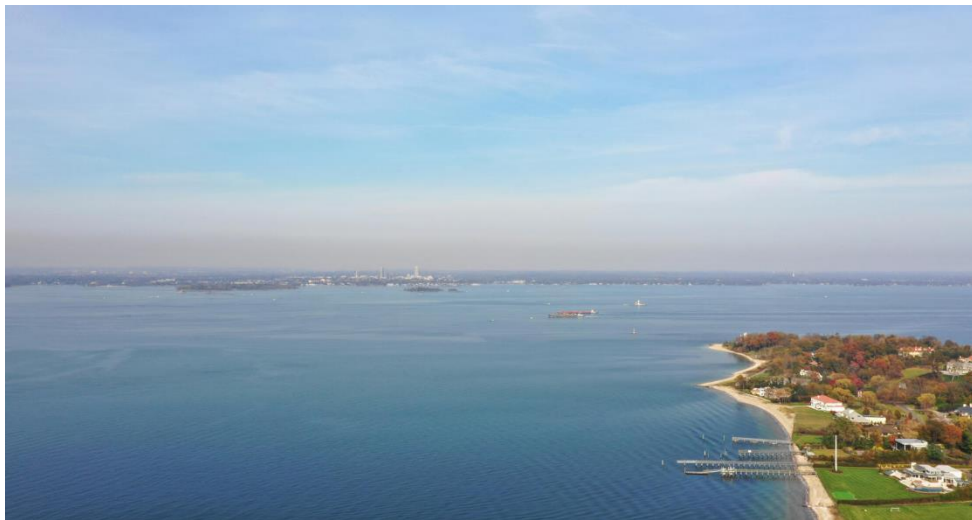
### PURCHASE PRICE:

Upon Request



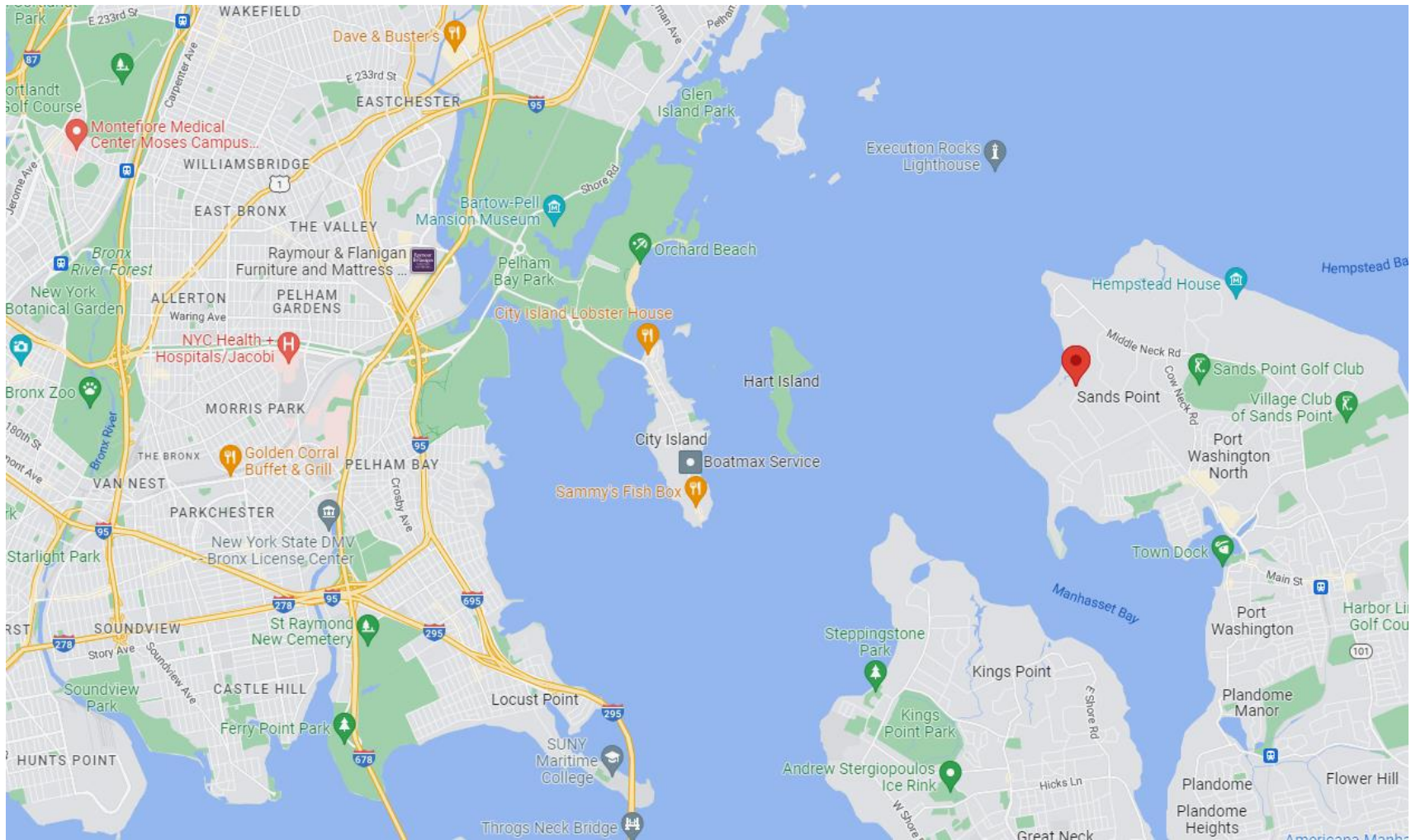
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### For Further Information and Inspection Contact:

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