

# \$3,456,000 - 2480&2335 Minnehaha Boulevard, Southold

MLS#3559554

**\$3,456,000**

4 Bedroom, 3.00 Bathroom, 2,800 sqft  
Residential on 0.47 Acres

Laughing Waters, Southold, NY

Experience Summer Camp Bliss at 2480 & 2335 Minnehaha Blvd, Southold. Step into a world of endless summer fun at this quintessential summer camp property, perfectly sited on two lots with expansive bayfront views featuring picturesque sandbars and a pristine beachy landscape. This Nantucket-style cedar shake home, with its charming Dutch doors and expansive decks, invites you to soak in the refreshing sea breeze and panoramic vistas of the creek, bay, and the impressive yacht docked right at your doorstep. The open floor plan seamlessly connects the gourmet kitchen to a cozy living room equipped with a built-in wet bar, where you can enjoy your favorite drinks while gazing through the picture window at the serene waters. Originally designed as a main floor master suite, the home's addition now serves as a state-of-the-art golf simulator room, adding a playful twist to luxury living. Embrace your love for the water with riparian rights and a private dredging permit valid for ten years, ensuring your dock remains in prime condition for your 66' yacht. A waterside storage shed keeps all your water toys, from paddleboards to kayaks, within easy reach, making spontaneous adventures a breeze. The current black lab resident epitomizes the joy of this property, eagerly chasing after paddleboards and kayaks, and even racing across a nearby island to lead the way back into the water. It's a true testament to the playful spirit that defines this unique home. For



those moments when you seek tranquility, multiple decks, patios, and a private man-made beach on Corey Creek offer serene spots to unwind. Alternatively, the natural beach of the Laughing Waters homeowners association on Hogs Neck Bay provides an idyllic setting for relaxation, where the sounds of the residents laughing epitomize the joyous community spirit. This property is not just a home; it's a lifestyle, where every day feels like summer camp. Perfect for those who cherish waterfront living, active recreation, and the simple joys of nature, 2480 & 2335 Minnehaha Blvd is a dream come true for both humans and their furry friends. Don't miss the chance to make this enchanting retreat your own and create memories that will last a lifetime.

Built in 2002

### **Essential Information**

MLS#	3559554
Price	\$3,456,000
Total Taxes	\$13,846
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,800
Lot Square Footage	20,473
Acres	0.47
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Nantucket
Status	Active

### **Community Information**

Address	2480&2335 Minnehaha Boulevard
Subdivision	Laughing Waters

City	Southold
County	Suffolk
State	NY
Zip Code	11971

### **Amenities**

Amenities	Powered Boats Allowed
Parking	Private, Detached, 1 Car Detached, Driveway
# of Garages	1
View	Panoramic, Other, Water
Is Waterfront	Yes
Waterfront	Bay/Harbor, Beach Access, Beach Front, Creek, Water Access, Waterfront

### **Interior**

Interior	Hardwood
Interior Features	Master Downstairs, Cathedral Ceiling(s), Den/Family Room, Eat-in Kitchen, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Oven, Washer
Heating	Oil, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space

### **Exterior**

Exterior Features	Private Entrance, Sprinkler System, Dock
Lot Description	Level
Windows	Double Pane Windows
Construction	Frame, Cedar, Shake Siding

### **School Information**

District	Southold
Middle	Southold Junior-Senior High School
High	Southold Junior-Senior High School

### **Additional Information**

Date Listed June 17th, 2024

Days on Market 58

## Listing Details

Listing Information Provided Courtesy of: Daniel Gale Sotheby's International Realty



Information Copyright 2024, OneKey® MLS. All Rights Reserved.

The source of the displayed data is either the property owner or public record provided by non-governmental third parties. It is believed to be reliable but not guaranteed. This information is provided exclusively for consumers'™ personal, non-commercial use.

The data relating to real estate for sale on this website comes in part from the IDX Program of OneKey® MLS.

Information Copyright 2024, Multiple Listing Service of Long Island, Inc. All Rights Reserved.