



THE ESTATES AT
BAITING HOLLOW

A New Private Enclave of
Luxury Homes at the Gateway
to Long Island's North Fork.

A refined collection of estate parcels, abutting
the famed Baiting Hollow Golf Course and just a
stone's throw from the Long Island Sound.



Green golf fairway and bucolic farmland reserve surround the 41 acre +/- enclave, which features a collective assemblage of 30 build ready estate parcels. Set in prime proximity to North Fork vineyards, beaches, dining and cosmopolitan destinations, the Estates at Baiting Hollow represents an opportunity for ownership in an ideal locale.



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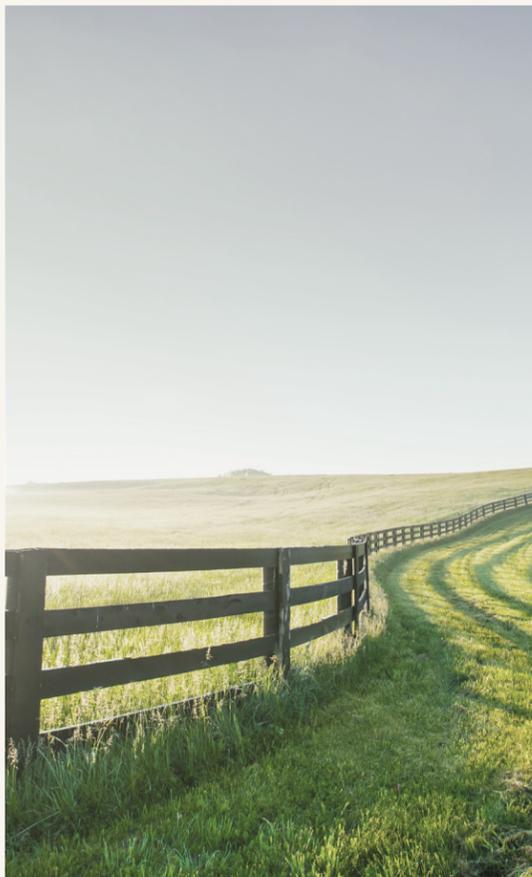
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SUSTAINABILITY &
SMART HOME
TECHNOLOGY

EASILY ACCESSIBLE BY AIR, TRAIN, FERRY, OR CAR

Conveniently located near all airports across the island, both private and public, as well as the Long Island Railroad, Port Jefferson Ferry, and the Orient Point Ferry. The site was envisioned for its central location to destinations both on and off the island.





LOCATION

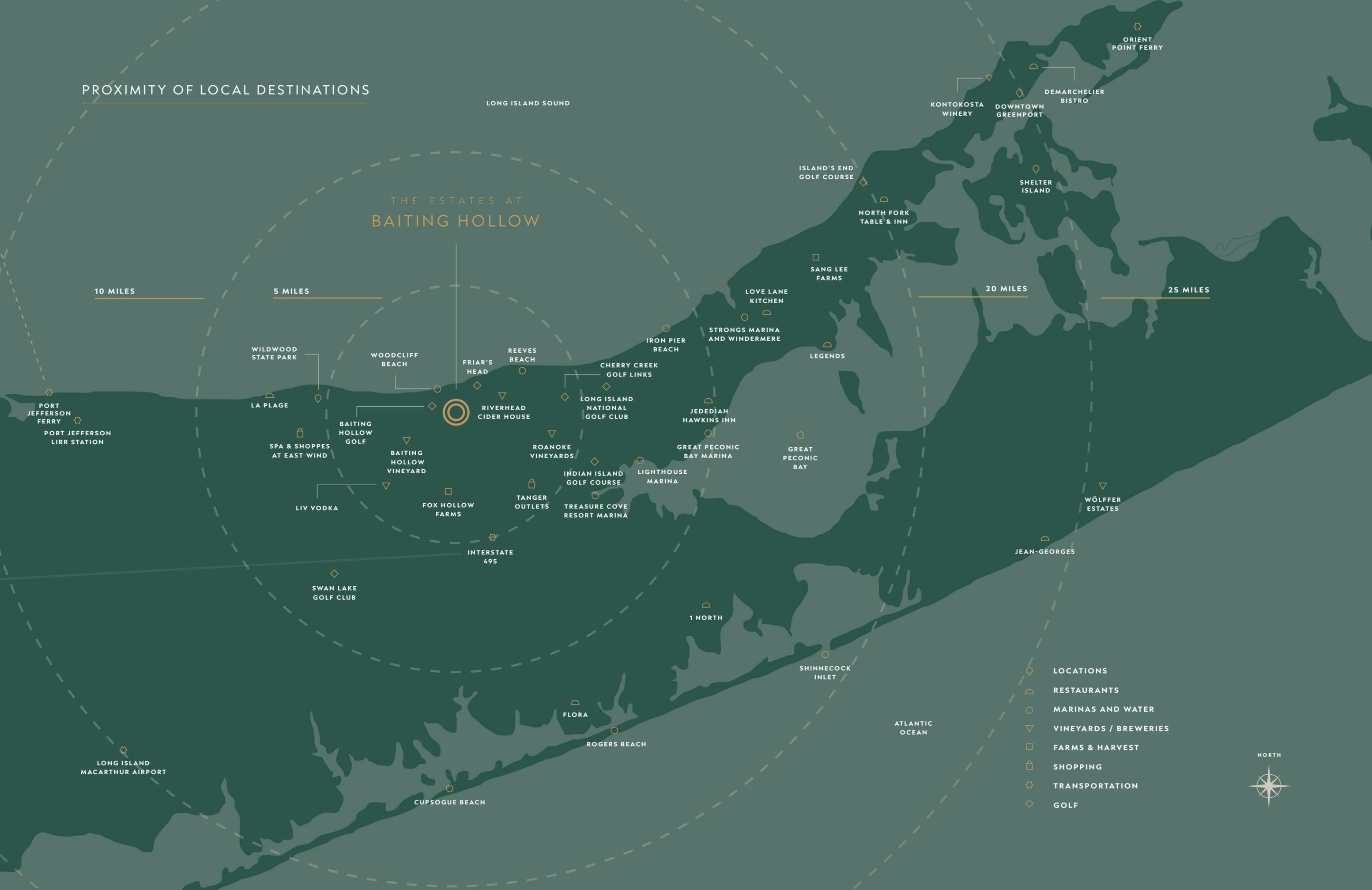
THE GATEWAY TO THE NORTH FORK

Situated in a prime location on Long Island, the Estates at Baiting Hollow is just minutes from the finest amenities along the North Fork and convenient to major access points to New York City and Connecticut. With close proximity to abounding farms, wineries, beaches, and the town of Riverhead, known for its convenient shopping, the exclusive community surrounding Baiting Hollow offers residents endless enjoyment, pastoral beauty, and local recreation.



PROXIMITY OF LOCAL DESTINATIONS

THE ESTATES AT BAITING HOLLOW



10 MILES

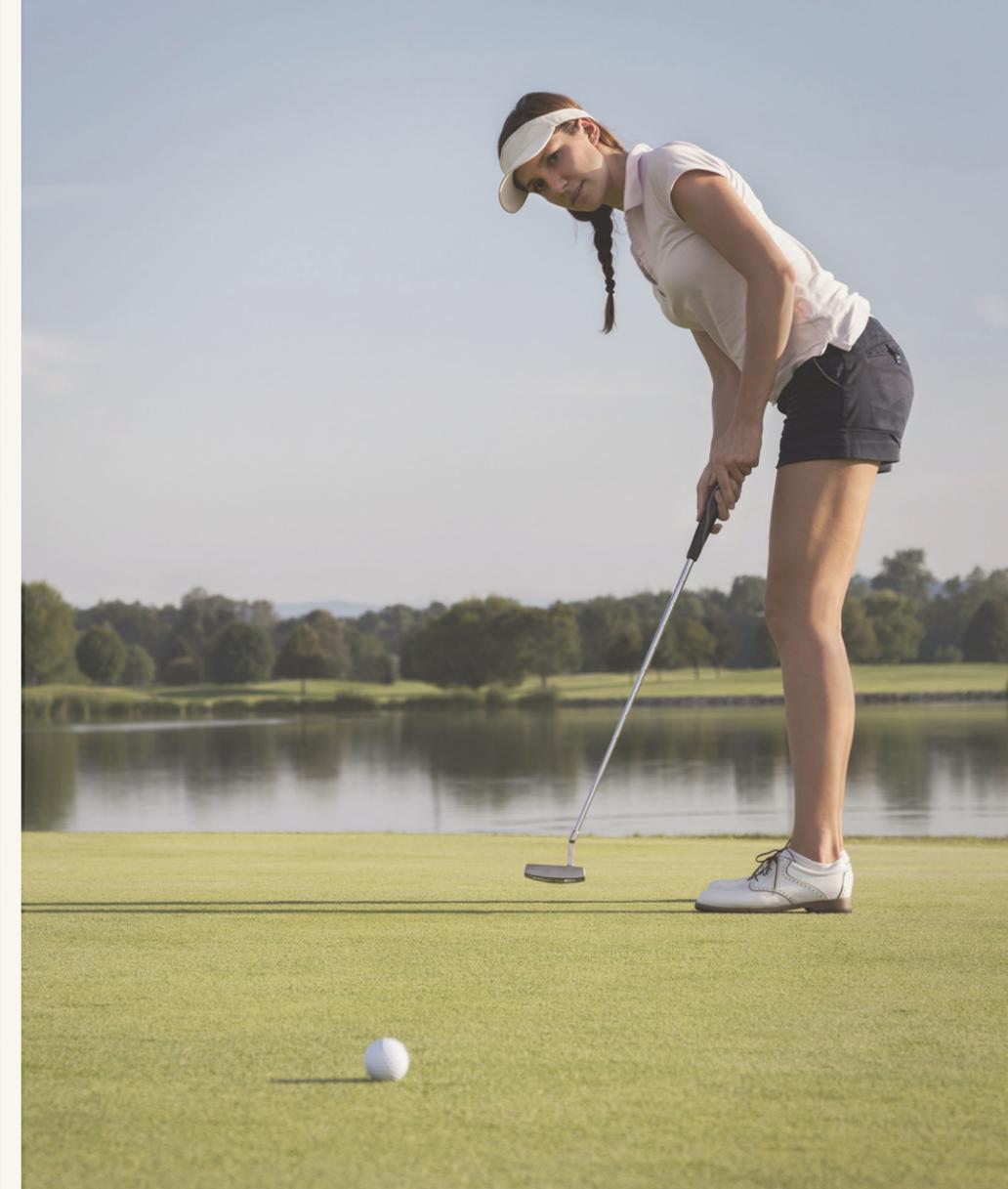
5 MILES

20 MILES

25 MILES

- LOCATIONS
- RESTAURANTS
- MARINAS AND WATER
- VINEYARDS / BREWERIES
- FARMS & HARVEST
- SHOPPING
- TRANSPORTATION
- GOLF





Golf Courses

SET AMIDST SOME OF LONG ISLAND'S MOST FAMED FAIRWAYS

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THE ESTATES AT BAITING HOLLOW

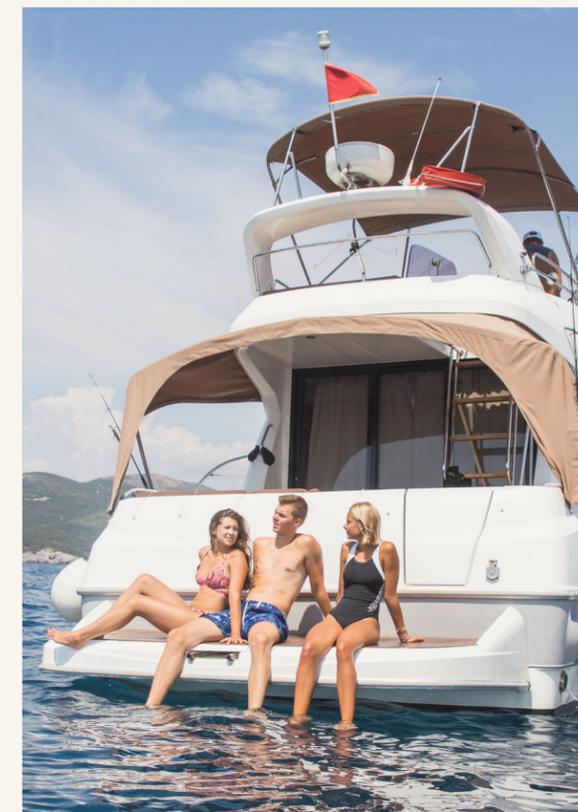
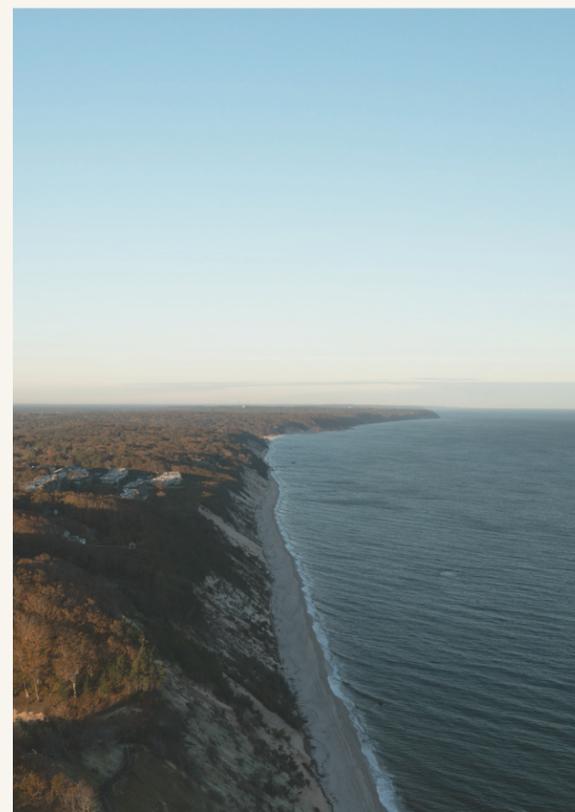
Homes at the Estates at Baiting Hollow sit beside the esteemed Baiting Hollow Golf Course, a premier members-only club on Long Island's North Shore. Designed by the legendary Robert Trent Jones, the recently restored course and its

exquisite clubhouse enhance the sweeping views residents will enjoy. Other famed private and public courses, including Friar's Head, Long Island National Golf Club, and Indian Island Golf Course are just minutes away.

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GATEWAY TO LONG ISLAND'S NORTH FORK

Beaches & Marinas
A TRUE COASTAL LIFESTYLE
ALONG THE NORTH SHORE



This collection of luxury homes is perfectly positioned to enjoy several beaches along the Long Island Sound, the Great Peconic Bay, and the Atlantic Ocean, with Woodcliff Circle/Beach, Reeves Beach, and Iron Pier Beach located less than three miles away. For the avid boater, there are several marinas

within close proximity, including Lighthouse Marina, Strongs Marina, Treasure Cove Resort Marina, and Great Peconic Bay Marina, as well as several additional harbors between Baiting Hollow and Greenport. Beachgoers and boating enthusiasts alike can experience a true coastal lifestyle along the North Shore.



Wineries & Fine Dining
THE ENTRYWAY TO LONG ISLAND WINE COUNTRY

Homes at the Estates at Baiting Hollow sit in a central location that abounds in both pastoral vineyards and fine dining options. Just up the road is the storied Baiting Hollow Vineyard, which offers a picturesque setting, live music, and seasonal events. Other nearby wineries include Marcari Vineyard, Roanoke Vineyards and Wolffer Estate Vineyard—a signature winery in the heart of the Hamptons. For the epicure, the East End is brimming with a plethora of

delectable and notable restaurants; among the many are the Dimon Estate, Jedediah Hawkins Inn, Farm Country Kitchen and Demarchelier, a warm neighborhood fixture that brings authentic French cuisine to Greenport, as well as the North Fork Table & Inn, a historic countryside establishment that harvests from local farms, vineyards, and waterways.

Farming & Shopping
TASTE LOCAL FARE AND ENJOY LUXURY
SHOPPING ALONG THE EAST END



Homeowners are poised to enjoy the rich farming communities along Long Island's East End. Visit wineries, breweries, and many quaint village shoppes, including Sang Lee Organic Farm, Schmitts, and Briermere Farms—famous for their fresh apple pies. Buy locally sourced foods from Lewin Farms or stop by Haydens Orchard for delicious peaches. Minutes away

you'll find Tanger Outlets in Riverhead. Shop at Pottery Barn, Tommy Bahama, Vineyard Vines, Crate & Barrel, Polo Ralph Lauren, and much more. Restoration Hardware and HomeGoods are also nearby to easily curate your home's decor. Enjoy the charming Shoppes at East Wind, local boutiques, and businesses.



BUILD READY PARCELS

A TURN-KEY APPROACH TO CRAFTING YOUR DREAM HOME

The Estates at Baiting Hollow is offering a selection of 30 lots ranging from .5 acres+/- to 1.25 acres+/-, plus one parcel of 13+ acres, that are ready for development. These parcels represent an exclusive opportunity to build a custom dream home within a desirable golf community. Explore the environmentally conscious custom homes that have already been designed at the Estates at Baiting Hollow and find your inspiration for the facades and interiors that speak most to your personal aesthetic.



Photograph of Completed Meadow Model — Lot 28

Homesite
30 BUILD-READY
ESTATE PARCELS

GOLF COURSE

CLUBHOUSE

1ST TEE

PONDS

SOUND AVENUE

DRIVING RANGE

CLUB DRIVE N

CLUB DRIVE

WARNER DRIVE

NORTH



Homesite Information

LOT NO.	ADDRESS	RECOMMENDED HOME MODEL	BED	BATH	LOT SIZE IN ACRES	BASE SQ. FT.	GARAGE
1	45 Warner Drive				13.23		
2	15 Club Drive	Harvest	4	3.5	0.77	2,900	3
3	25 Club Drive	Fairway	3	2.5	0.58	2,391	2
4	35 Club Drive	Meadow	4	3.5	0.58	3,273	3
5	45 Club Drive	Harvest	4	3.5	0.58	2,900	3
6	55 Club Drive	Harvest	4	3.5	0.58	2,900	3
7	65 Club Drive	Fairway	3	2.5	0.78	2,391	2
8	7 Club Drive North	Meadow	4	3.5	1.00	3,273	3
9	17 Club Drive North	Harvest	4	3.5	0.92	2,900	3
10	27 Club Drive North	Meadow	4	3.5	0.85	3,273	3
11	37 Club Drive North	Harvest	4	3.5	0.74	2,900	3
12	47 Club Drive North	Fairway	3	2.5	0.67	2,391	2
13	57 Club Drive North	Fairway	3	2.5	0.73	2,391	2
14	67 Club Drive North	Fairway	3	2.5	0.87	2,391	2
15	77 Club Drive North	Custom Fairway	3	3	0.69	2,850	3
16	87 Club Drive North	Meadow	4	3.5	0.64	3,273	3
17	97 Club Drive North	Harvest	4	3.5	0.70	2,900	3
18	107 Club Drive North	Fairway	3	2.5	0.77	2,391	2
19	117 Club Drive North	Harvest	4	3.5	0.97	2,900	3
20	127 Club Drive North	Fairway	4	3.5	0.78	2,900	3
21	122 Club Drive North	Fairway	3	2.5	0.89	2,391	2
22	102 Club Drive North	Meadow	4	3.5	0.89	3,273	3
23	92 Club Drive North	Harvest	4	3.5	0.92	2,900	3
24	52 Club Drive North	Fairway	3	2.5	1.14	2,391	2
25	32 Club Drive North	Harvest	4	3.5	0.72	2,900	3
26	12 Club Drive North	Meadow	4	2.5	0.74	3,273	3
27	40 Club Drive	Custom Harvest	4	4	0.70	2,978	3
28	30 Club Drive	Custom Meadow	4	4.5	0.77	3,092	3
29	20 Club Drive	Custom Fairway	3	3	0.66	2,900	3
30	10 Club Drive	Fairway	3	2.5	0.82	2,391	2

Upgrades

GARAGE SQ. FT.	FRONT PORCH SQ. FT.	REAR PORCH SQ. FT.	EXPANDED SQ. FT.	BEDS	BATH	POOL	BASEMENT SQ. FT.	BONUS SQ. FT.
835	246	273	4,980	5+	4.5+	20x40	1,808	272
439	337	381	5,060	3+	2.5+	20x40	2,391	278
838	681	337	5,861	5+	4.5+	20x40	2,037	551
835	246	273	4,980	5+	4.5+	20x40	1,808	272
835	246	273	4,980	5+	4.5+	20x40	1,808	272
439	337	381	5,060	3+	2.5+	20x40	2,391	278
838	681	337	5,861	5+	4.5+	20x40	2,037	551
835	246	273	4,980	5+	4.5+	20x40	1,808	272
439	337	381	5,060	3+	2.5+	20x40	2,391	278
439	337	381	5,060	3+	2.5+	20x40	2,391	278
533	246	273	4,980	5+	4.5+	20x40	1,808	401
838	681	337	5,861	5+	4.5+	20x40	2,037	551
835	246	273	4,980	5+	4.5+	20x40	1,808	272
439	337	381	5,060	3+	2.5+	20x40	2,391	278
835	246	273	4,980	5+	4.5+	20x40	1,808	272
439	337	381	5,060	3+	2.5+	20x40	2,391	278
838	681	337	5,861	5+	4.5+	20x40	2,037	551
835	246	273	4,980	5+	4.5+	20x40	1,808	272
439	337	381	5,060	3+	2.5+	20x40	2,391	278
835	246	273	4,980	5+	4.5+	20x40	1,808	272
838	681	337	5,861	5+	4.5+	20x40	2,037	551
835	246	273	4,980	5+	4.5+	20x40	1,808	272
533	246	273	4,980	5+	4.5+	20x40	1,808	401
439	337	381	5,060	3+	2.5+	20x40	2,391	278

Models

AN EXCLUSIVE COLLECTION OF MODERN FARMHOUSES

The Estates at Baiting Hollow offers a selection of three fully designed models positioned for optimal vistas of the surrounding farmland, undulating links, and the exquisite clubhouse at Baiting Hollow Golf Course. These homes are thoughtfully designed and engineered to be Net Zero Energy Use and smart home ready, leveraging some of the most cutting-edge technologies available.



The Meadow

BEDROOM

4

SQUARE FOOTAGE

3,273 +/-

BATHROOM

3.5

The Meadow boasts 4 bedrooms, 3.5 bathrooms, and an attached three-car garage. The expansive front porch welcomes you inside, where light-filled interiors greet you with a stunning open-concept layout. Featuring a covered back porch and rear yard that can include an in-ground pool or other desired amenities. This Model includes an upper-level loft area and three guest bedrooms with the potential to finish a walkout basement, two additional bedrooms, a bonus room, and additional bathrooms.

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THE ESTATES AT BAITING HOLLOW



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GATEWAY TO LONG ISLAND'S NORTH FORK



Photographs of Completed Meadow Model Interiors — Lot 28



THE MEADOW INTERIORS

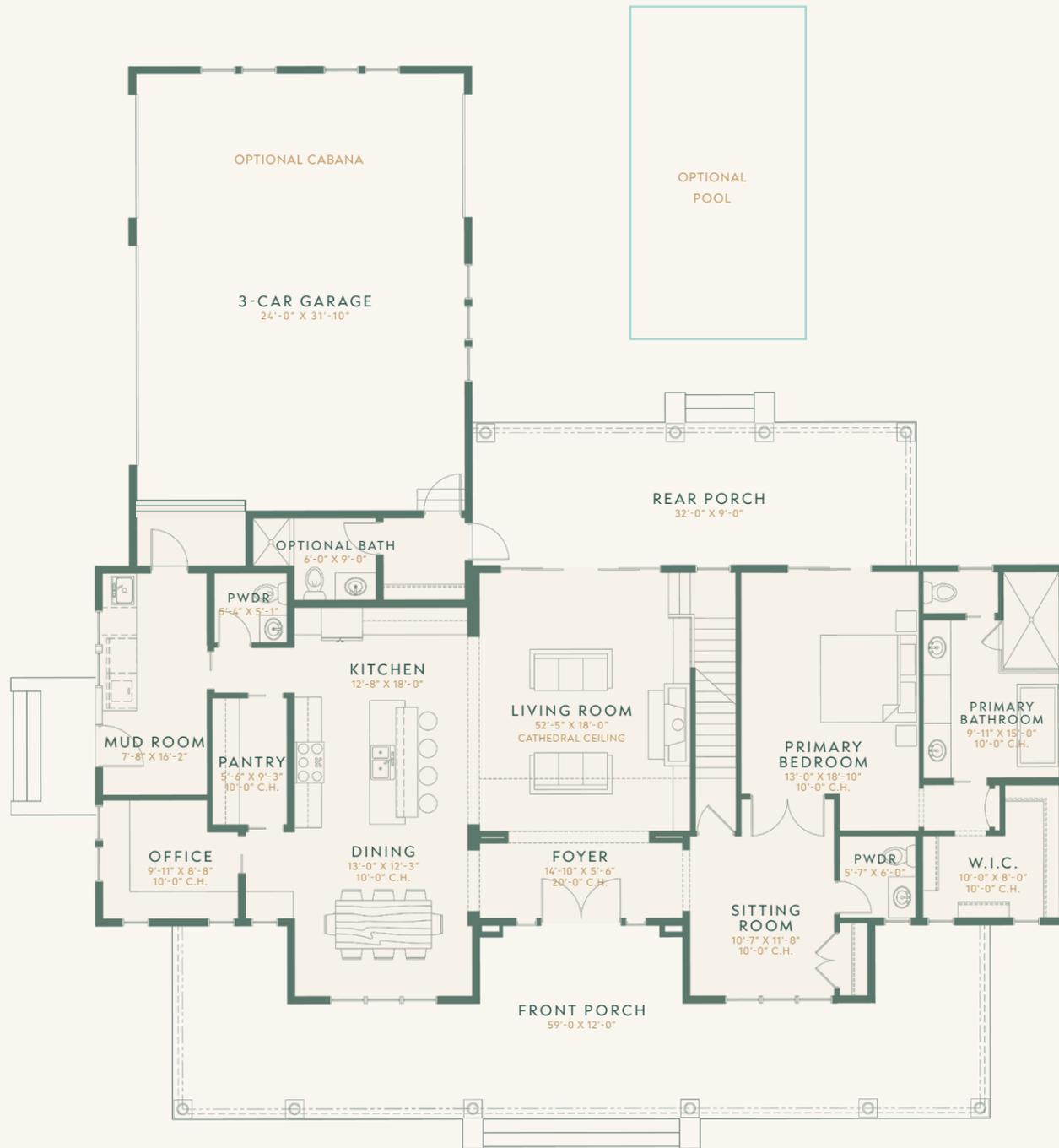
The cathedral ceiling instantly impresses in the great room, featuring a wall of windows looking out at the covered back porch and rear yard. The state-of-the-art kitchen is designed to entertain, offering plentiful storage and a walk-in pantry/prep kitchen. This level also features an office and a mudroom/laundry area.

Natural light pours into the primary suite aptly situated on the main level with access to the rear porch, creating a convergence of indoor and outdoor living. The suite also offers massive his-and-her walk-in closets and a spa-like bathroom with dual vanities, a soaking tub, and a luxurious shower.



Meadow

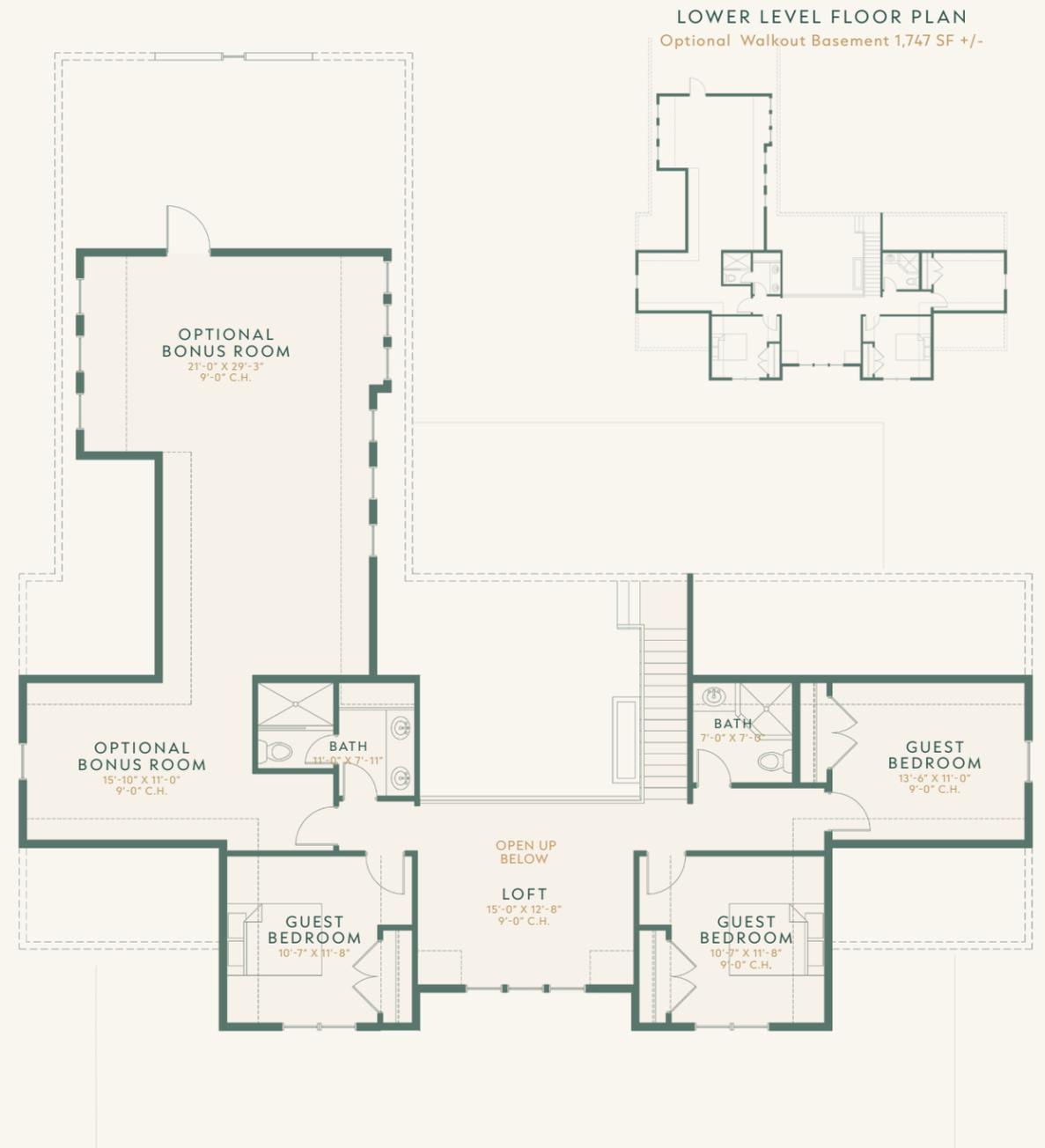
MAIN LEVEL FLOOR PLAN INTERIOR 2,081 SF +/-



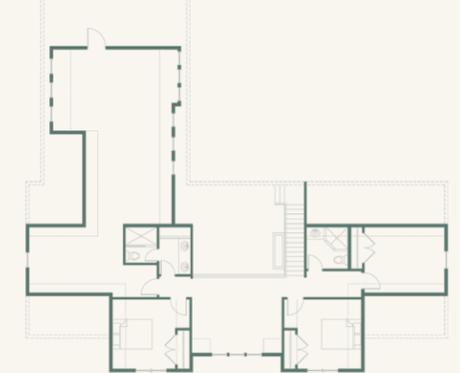
Meadow

UPPER LEVEL FLOOR PLAN INTERIOR 1,195 SF +/- BONUS ROOM 551 SF +/-

*All floor plans subject to change



LOWER LEVEL FLOOR PLAN Optional Walkout Basement 1,747 SF +/-



The Fairway

BEDROOM

3

SQUARE FOOTAGE

2,391 +/-

BATHROOM

2.5

The Fairway offers magnificent single-story living with a modern farmhouse aesthetic, 3 bedrooms, 2.5 bathrooms, and an optional bonus room over the attached two or three-car garage. This model features a covered back porch and rear yard that can include an in-ground pool or other desired amenities.

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THE ESTATES AT BAITING HOLLOW



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GATEWAY TO LONG ISLAND'S NORTH FORK



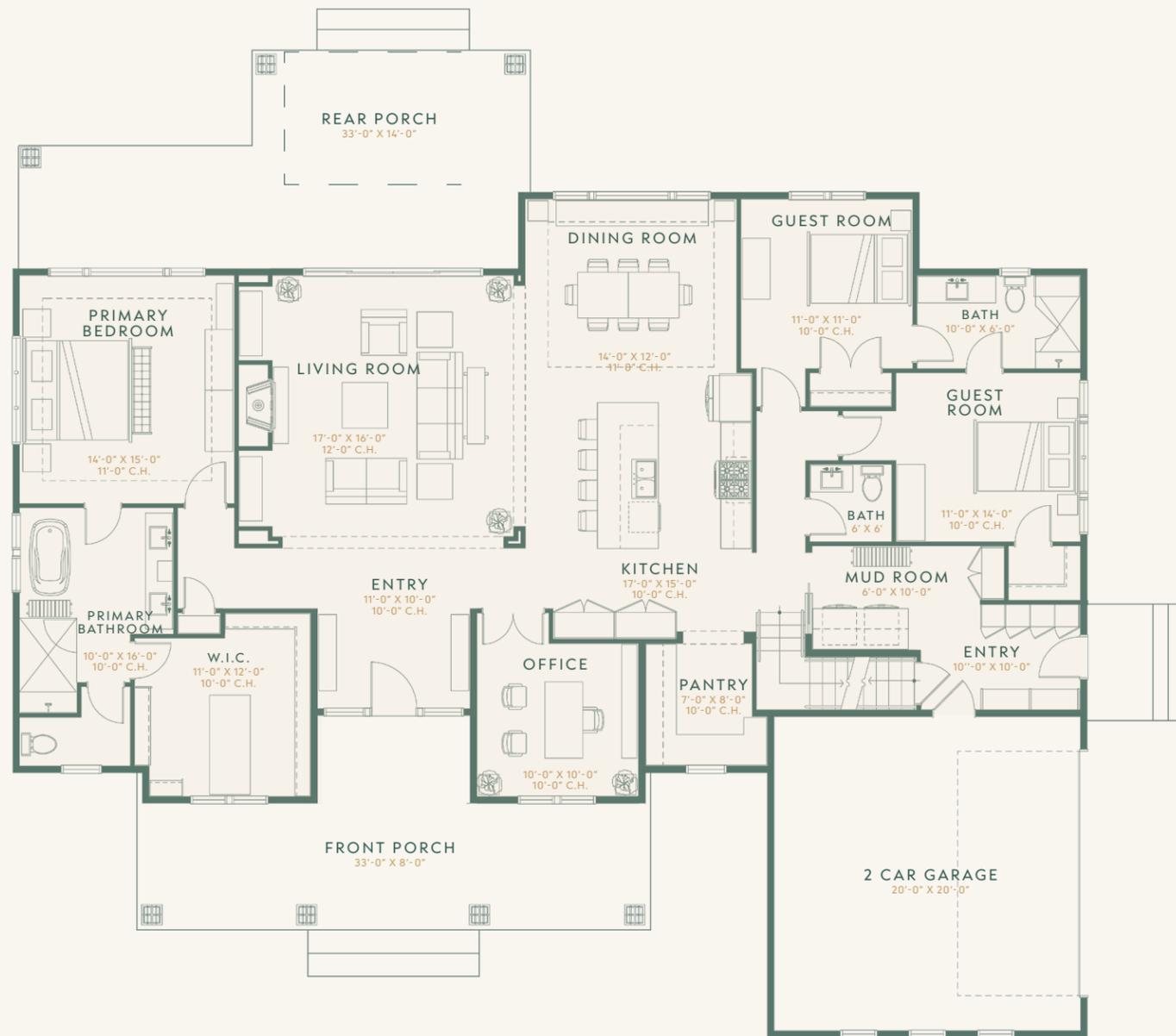
THE FAIRWAY INTERIORS

The great room is an impeccable gathering space open to the kitchen and dining area with a fireplace, 20' cathedral ceiling, and sliding glass doors to the rear porch. The luxury kitchen is outfitted with a massive center island, ample cabinetry, and a walk-in pantry/prep kitchen. Merge indoor and outdoor living in the dining area with access to the large rear porch and a sitting area for indoor or alfresco meals.

French doors lead to a spacious home office filled with natural light. The primary suite features a large walk-in closet and a luxurious bathroom with dual vanities, a soaking tub, a shower, and a water closet. Two additional bedrooms are situated on the opposite side of the home with a shared full bathroom. The adjacent laundry area/mudroom with well-appointed built-ins is conveniently located near the bedrooms and garage for smart storage.

Fairway

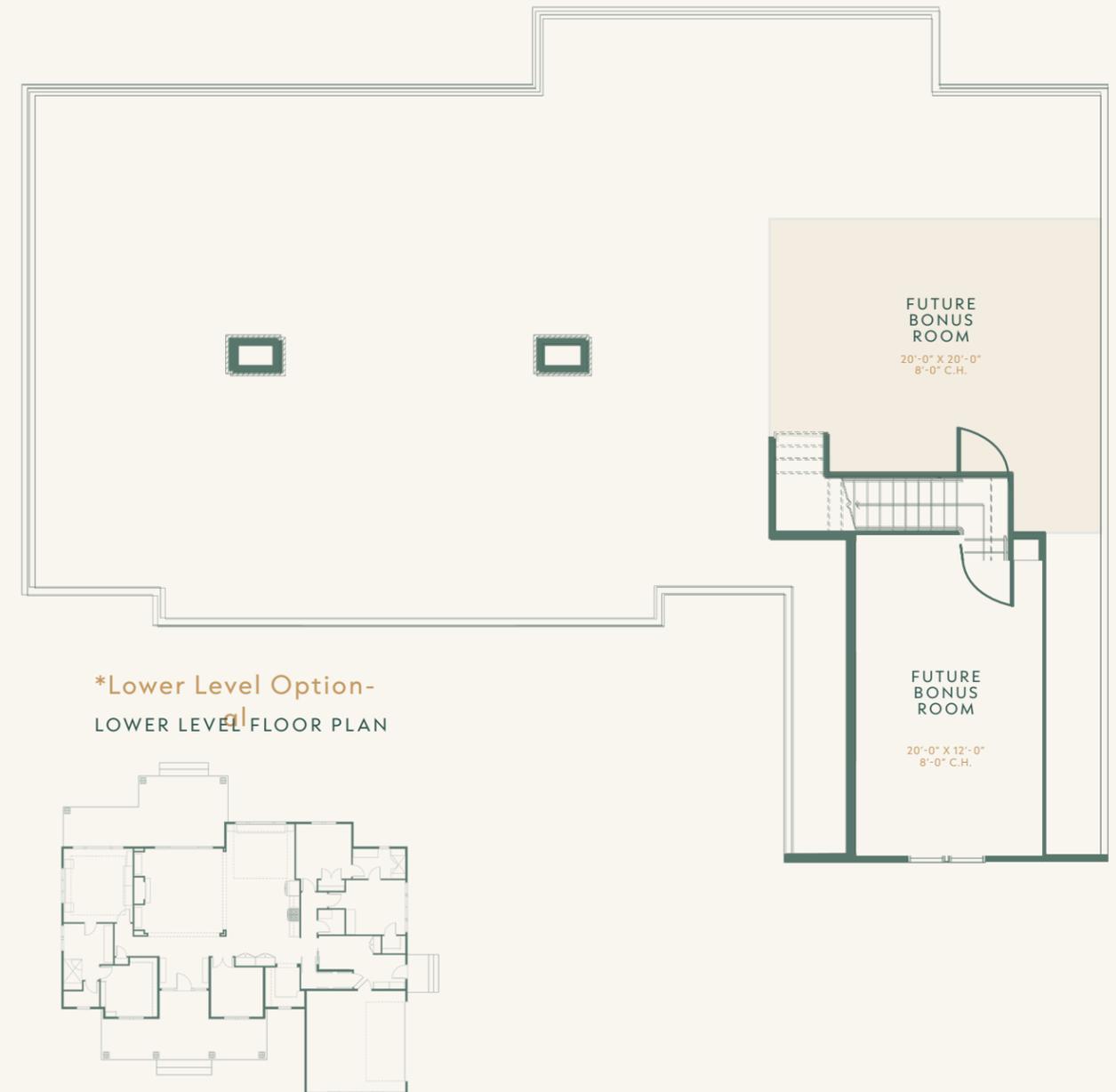
MAIN LEVEL FLOOR PLAN INTERIOR 2,391 SF +/-



Fairway

UPPER LEVEL FLOOR PLAN INTERIOR 2,081 SF +/- BONUS ROOM #1 278 SF +/- BONUS ROOM #2 400SF +/-

*All floor plans subject to change



The Harvest

BEDROOM

4

SQUARE FOOTAGE

2,900 +/-

BATHROOM

3.5

The Harvest is a stunning two-story modern farmhouse with 4 bedrooms, 3.5 bathrooms, and a three-car garage. Soaring 12' ceilings and a large fireplace create an elegant ambiance that opens to the kitchen and dining room. The double height great room provides access to the covered rear porch with a built-in buffet and access to the garage includes an optional bathroom, perfect for outdoor or poolside gatherings. The modern kitchen offers a center island with seating, ample storage, and a walk-in pantry.

The main-level primary suite is a spacious retreat with an expansive walk-in closet and a luxurious bathroom outfitted with dual vanities, a soaking tub, shower, and water closet. The main level is complete with an office, mudroom/laundry area, and a powder room. The second level offers sleeping quarters and gathering areas with three bedrooms, game room, bonus room, two full bathrooms, and an optional 2nd level laundry room.

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THE ESTATES AT BAITING HOLLOW

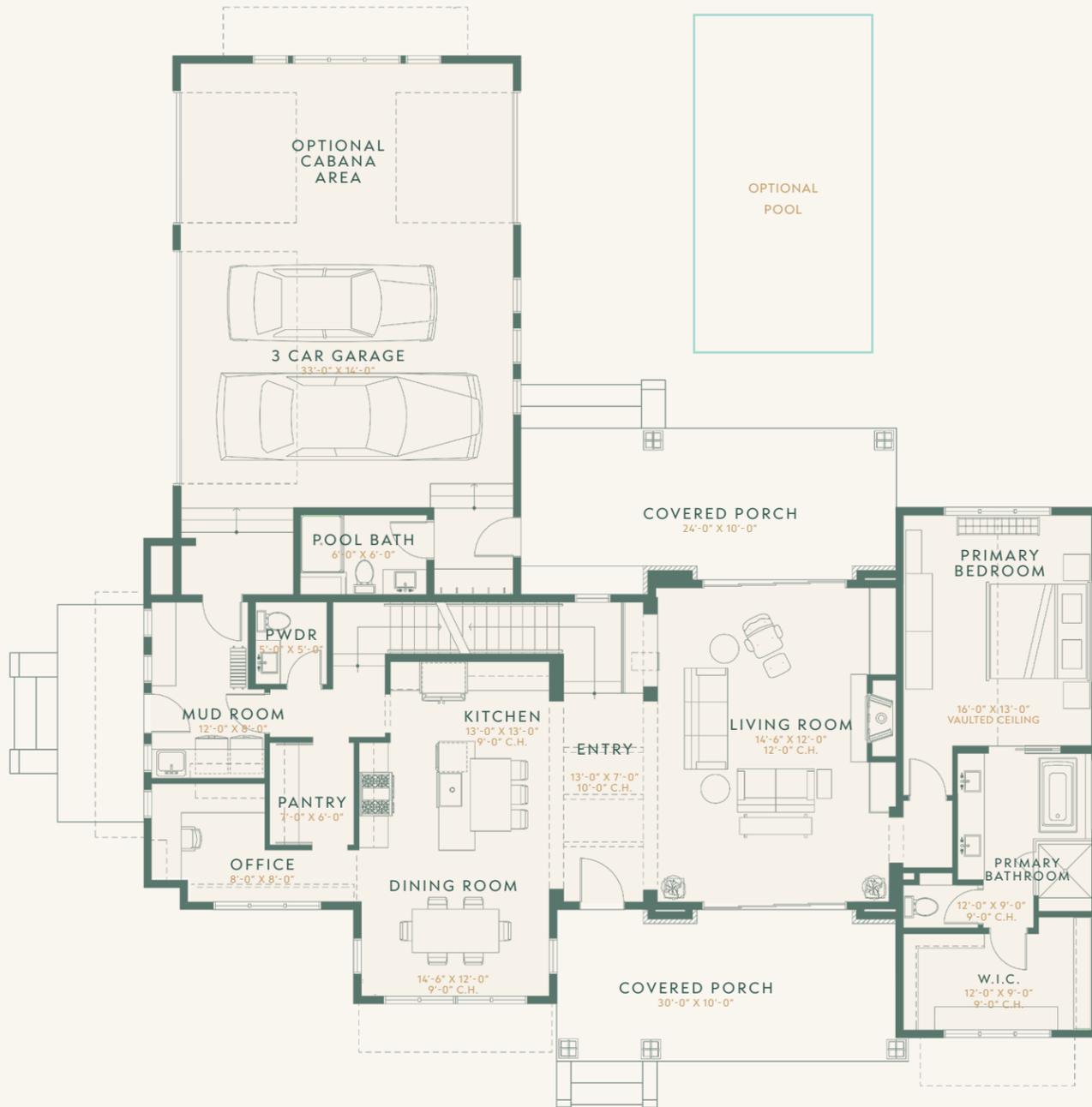


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GATEWAY TO LONG ISLAND'S NORTH FORK

Harvest

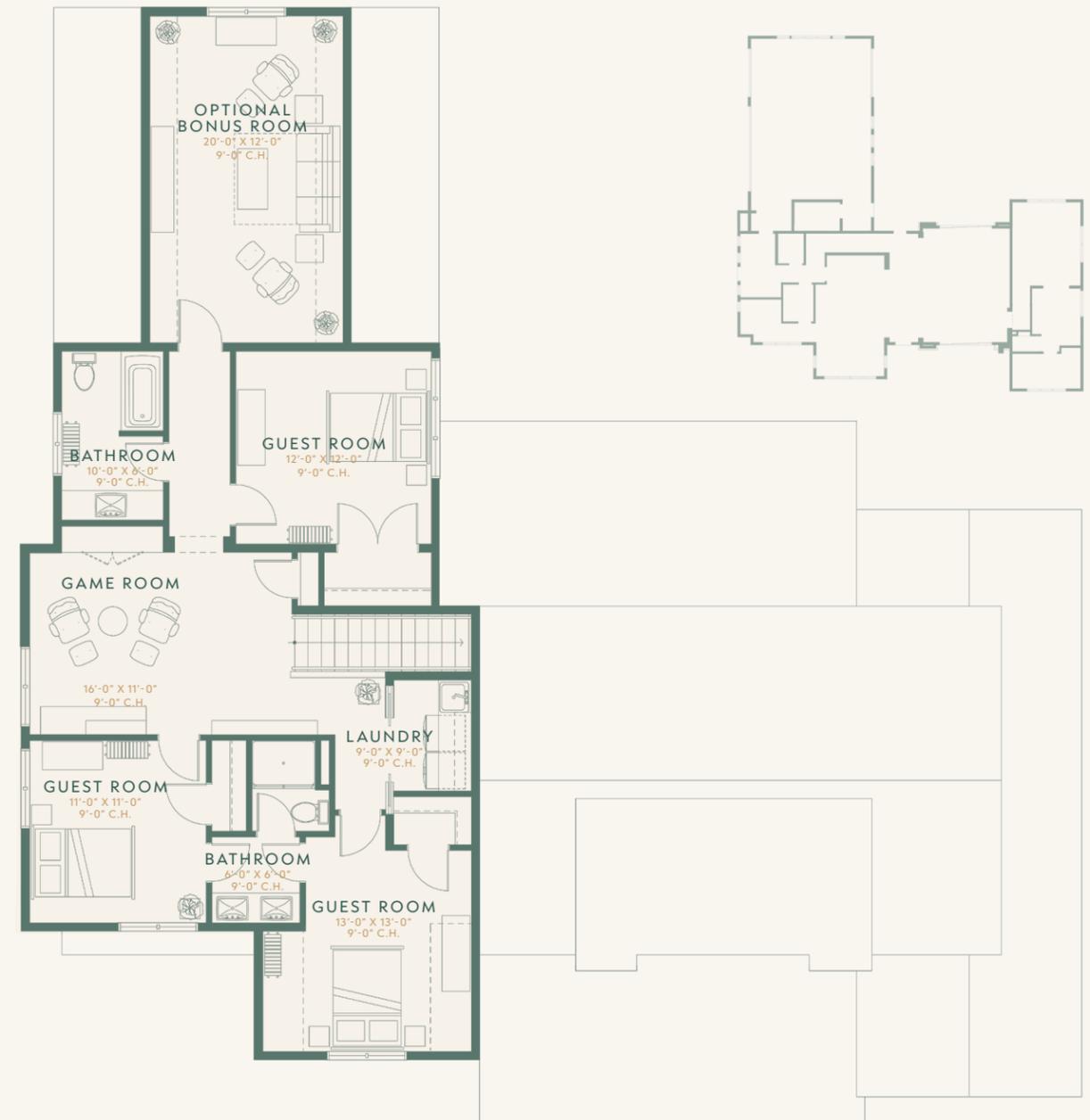
MAIN LEVEL FLOOR PLAN INTERIOR 1,808 SF +/-



** C.H. = CEILING HEIGHT

Harvest

UPPER LEVEL FLOOR PLAN INTERIOR 1,092 SF +/- BONUS ROOM 272 SF +/-



*All floor plans subject to change

LOWER LEVEL FLOOR PLAN Optional Basement 1,747 SF +/-

Standard Features

SOPHISTICATED DESIGN IN EVERY RESIDENCE

Each luxury residence at the Estates at Baiting Hollow includes beautifully appointed details and craftsmanship emphasizing North Fork living and amenities.

Interior

- 9' and 10'+ Ceilings Throughout
- LED Lighting
- Full, Unfinished, Basement
- Energy Star Appliances
- Energy Star Electric Heat Pump Hot Water and HVAC Systems
- Fireplace
- State of the Art Kitchen with Induction Cooktop
- Main Level Primary Suite

Sustainability/Wellness

- Net Zero Energy Ready
- LED Lighting
- Electric Vehicle Charger
- Energy Star Appliances
- Energy Star Electric Heat Pump HVAC System
- Energy Star Electric Hot Water System
- Storm Water Harvesting for Irrigation of HOA Common Areas
- Low Water Landscaping Materials

Exterior

- Covered Front Porch
- Covered Rear Porch
- Energy Star Windows and Doors
- Hardie Board Siding
- Grey Water Collection for Common Area Irrigation

Smart Home Technology

- Smart Electric Panel with Convenient User Interface
- Automated Controls Package Including Lighting, Temperature, Security and Entertainment
- Keyless Garage and Entry Door Access System
- Smart Thermostats
- WiFi Mesh System

Optional Features/Upgrades

LUXURY CUSTOMIZATIONS TO SUIT YOUR DESIRES

Design your residence to your taste with a full suite of customizable features and upgrades.

Interior

- Sub Zero/Wolf Appliance Package
- Finished Basement
- Full Bath for Pool/Cabana
- 2nd Floor Laundry (In Some Units)
- Bonus Room(s)
- Additional Bathroom(s)
- Additional Bedroom(s)

Sustainability/Wellness

- Net Zero Energy Use
- Sustainable Materials Such as Bamboo and FSC Certified Products
- Air Purification System
- Renewable Energy Power Generation System

Exterior

- 20x40 Gunitite Pool and Patio
- Pool Cabana
- Detached Accessory Structure with Apartment (Where Permitted)
- Masonry Front Covered Porch
- Masonry Rear Covered Porch
- Natural Cedar Roofing and Siding

Smart Home Technology

- Smart Electric Panel
- Battery Back Up Power System
- Expanded Automated Controls Including Lighting, Temperature, Security and Entertainment
- Expanded Smart Home/Security Package
- Electric Vehicle Charging

Trailblazing Design

SUSTAINABILITY/WELLNESS & SMART HOME TECHNOLOGY

Homes at the Estates at Baiting Hollow were conceived with the newest and best technologies available on the market and are capable of achieving Net Zero energy use. Designed with energy efficiency, and smart technology in mind features and options include-solar panels, all electric utilities and appliances, an energy-efficient building envelope, electric vehicle charging, battery backup, and stormwater collection for common area Irrigation.

- Net Zero Energy Use Ready
- Smart Electric Panel
- Battery Back Up Power System
- Sustainable Building Materials
- LED Lighting
- Smart Thermostats
- WiFi Mesh System
- Air Purification System
- Automated Controls Including Lighting, Temperature, Security and Entertainment
- Keyless Garage and Entry Door Locking System
- Energy Star Rated Heat Pump HVAC Systems
- Energy Star Rated Appliances
- Induction Kitchen Range
- Renewable Energy Power Generation System
- Low Water Landscaping Materials
- Expanded Smart Home/Security Package
- Electric Vehicle Charging
- Stormwater Harvesting for irrigation of HOA Common Areas
- FSC Certified Products

*Some items are available only as Optional Features/Upgrades



Capture Your Opportunity For Home Ownership



THE ESTATES AT
BAITING HOLLOW

Complete terms are in CPS-7 documents filed with the New York State Attorney General's office.
File No. HO22-0002.

Materials presented include artist's renderings and should not be relied upon other than to gain interest in obtaining additional information regarding the Estates at Baiting Hollow and the Estates at Baiting Hollow Homeowners Association, Inc., ("The Project").

Features, specifications and plans are subject to change and are not necessarily shown in their final location and/or configuration. Images depict designs or designer elements, and may contain options and upgrades that may not be included and may not be available for purchase. Fixtures, furniture, art and finish, and decoration to be delivered must be included in the Purchase and Sale Documents.

No representations are being made regarding views or exposure to light, including existing or future construction by Sponsor or a third party.

Information is based upon preliminary drawings and various measurement methodologies, and is subject to design and construction variances and tolerances, as well as redesign.

Purchase will require membership into The Estates at Baiting Hollow Homeowners Association, Inc.

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A BAITING HOLLOW DEVELOPMENT GROUP PROJECT

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