



AMENITIES | Westhampton

*3,500 Interior sq. ft. | Covered Porches: 320 sq.ft. | Basement 1,417 sq. ft.
4 Bedrooms | 4 Full Bathrooms | 1 Half Bathroom | Attached 2-Car Garage*

FIRST FLOOR

- 9'6" & 10' ceiling heights
- Powder room
- Private office/bonus space with full bath
- Mudroom
- Pantry
- Living room with wood burning fireplace & coffered ceiling
- Dining area
- Eat-In-Kitchen
 - Custom rift white oak and painted maple cabinets by St. Martin
 - Taj-Mahal Quartzite countertops
 - 36" Thermador 6 burner gas range with custom hood
 - Thermador dishwasher and refrigerator with custom cabinet panels
 - Thermador wall and speed oven

SECOND FLOOR

- 8'6" ceiling height
- Master Suite
 - Electric fireplace
 - His & Hers custom walk-in closets
 - Master bathroom
 - Heated ceramic tile floors
 - Custom double vanities with quartz countertops
 - Free standing soaking tub
 - Custom shower
- En-suite guest bedroom
- Two guest bedrooms (Jack & Jill)
- Laundry room

LOWER LEVEL

- 1,417 sq. ft. of unfinished space
 - Designed for 2 additional bedrooms, 2 bathrooms, eat-in kitchen and living room
- Egress stairs and windows
- Mechanical room



2-CAR ATTACHED GARAGE

- Garage Doors
 - Liftmaster electric openers (side-mount motors)
 - Auto-lock protector system with battery backup and built-in wifi for cellphone use

BACKYARD

- 14x40 cedar deck
- Heated gunite saltwater 20x46 in-ground pool with spa and sundeck with built-in wifi
- Expansive porcelain patio pavers
- Fully fenced yard

ADDITIONAL HOUSE INFORMATION

- 3,100 sq.ft. custom-designed quintessential Hamptons home
- Custom vanities & quartz tops
- Custom millwork built-ins in office, mudroom, and pantry
- 6" white oak floors throughout the house
- Custom tiled bathrooms with ceramic floors and porcelain slabs in showers
- Andersen windows custom sliding doors
- Security system with alarm, cameras with remote access
- 8-zone speaker system in kitchen, living room, master bedroom and outdoor porch/living area
- Covered Porch Areas
 - Custom tongue & groove ceilings

PROPERTY & HOME EXTERIOR

- 1 acre lot
- Custom landscaping with hydrangeas, salvia, nepetas, holly, green and red maple trees, boxwoods, green giants surrounding the property and foundation plantings
- Versatex exterior trim with crown and sills
- James Hardie fiber cement shake siding
- GAF asphalt roof shingles
- Sprinkler system with 16 zones
- Custom made aluminum gutters piped to drywells
- Driveway
 - Pea gravel



UTILITIES

- 500 gallon underground propane tank
- Mitsubishi air handler units
- Forced hot air multi-zone heating and a/c system (2 separate air handlers)
- Lars on-demand gas boiler with 70 gallon indirect hot water heater