

254 HAMPTON STREET

SAG HARBOR · VILLAGE · THE HAMPTONS, NEW YORK

NEW CONSTRUCTION · 6 BED · 6 BATH · 4,500 SF · 3 LEVELS

EXCLUSIVE LISTING

6

BEDROOMS

6

FULL BATHS

4,500

TOTAL SQ FT

3

LEVELS

16x32

HEATED POOL

2-CAR

GARAGE

PROPERTY OVERVIEW

A masterwork of contemporary Hamptons architecture, 254 Hampton Street delivers 4,500 square feet of meticulously crafted living across three levels. Designed with an unwavering commitment to quality, every surface, system, and specification has been curated for the most discerning buyer.

FLOORING & MILLWORK

- **European White Oak Floors**
9.5" wide engineered plank, wire-brushed matte finish — durable for high-traffic living.
- **European Flush Frame Doors**
Integrated sub-frame, concealed 3D hinges, magnetic striker-less closure — zero visible hardware.
- **Floating Architectural Staircase**
Central steel stringer, thick white oak treads, integrated LED under-lighting, seamless glass railing.

EXTERIOR & STRUCTURE

- **Thermally Modified Hardwood Siding**
Rich deep-toned, low-maintenance exterior envelope highlighting natural wood grain.
- **Teak Wood Decking**
Premium hardwood — exceptional dimensional stability, no warping or splintering in coastal conditions.
- **Stainless Steel Railing**
High-grade corrosion-resistant alloy. Structural rigidity with clear sightlines — built for coastal longevity.
- **Windows & Doors — Marvin**
Premium architectural-grade windows and exterior doors throughout.

OUTDOOR LIVING

- **Gunite Heated Pool — 16 x 32**
Automated system — ready for year-round entertaining.
- **Bluestone Patio & Stepping Stones**
Full bluestone patio surround with natural stepping stone pathways.
- **Pebblestone Driveway**
Classic Hamptons-style pebble aggregate driveway.
- **Landscape Privacy Screen**
9-foot Green Giant arborvitae bordering full perimeter — complete natural privacy.

KITCHEN

- **Miralis Custom Cabinetry**
European-designed precision cabinetry — seamless, handleless aesthetic.
- **Marble Stone Countertops**
Premium natural marble — counters, island, and backsplash throughout.

PLUMBING & FIXTURES

- **Kohler Purist Trim — Chrome**
Iconic minimalist fixture line throughout all bathrooms.
- **Toto Toilets**
Japanese-engineered high-performance flush technology throughout.
- **Navien Tankless Boiler**
High-efficiency condensing boiler — on-demand hot water, reduced energy consumption.

SYSTEMS & UTILITIES

- **HVAC**
Multi-zone climate control across all three levels.
- **Utilities**
Municipal town water and natural gas service.
- **I/A Septic System**
Innovative/Alternative nitrogen-reducing septic — current Suffolk County standard.
- **Gas Fireplace**
Architectural feature gas fireplace with seamless surround design.

LOW VOLTAGE & SMART HOME

- **Sonos Audio System**
Built-in Sonos speakers in living room — whole-home sound ready.
- **Pool & Landscape Wiring**
Pre-wired low-voltage infrastructure for pool equipment and landscape lighting.
- **Security Cameras & System**
Complete pre-wired security camera and alarm infrastructure throughout.

PARKING & LOWER LEVEL

- **Two-Car Attached Garage**
Oversized with direct interior access.
- **Walkout Basement — 10' Ceilings**
Full walkout with 10-ft ceilings. Gym, Sauna, Gym Bath, Bar, Entertainment/Media, Bedroom 4 + Bath 4, Storage.

FLOOR BREAKDOWN

- **First Floor**
Entry · Living · Dining · Kitchen · Den · Office · Junior Master · Mudroom · Powder Room · Garage
- **Second Floor**
Master Suite · Master Bath · Master Balcony · Bedrooms 1–3 · Baths 1–3 · Laundry
- **Lower Level**
Gym · Sauna · Gym Bath · Bar · Entertainment/Media · Bed 4 · Bath 4 · Storage