

FIRST LEVEL

254 South Main Street, Southampton, NY

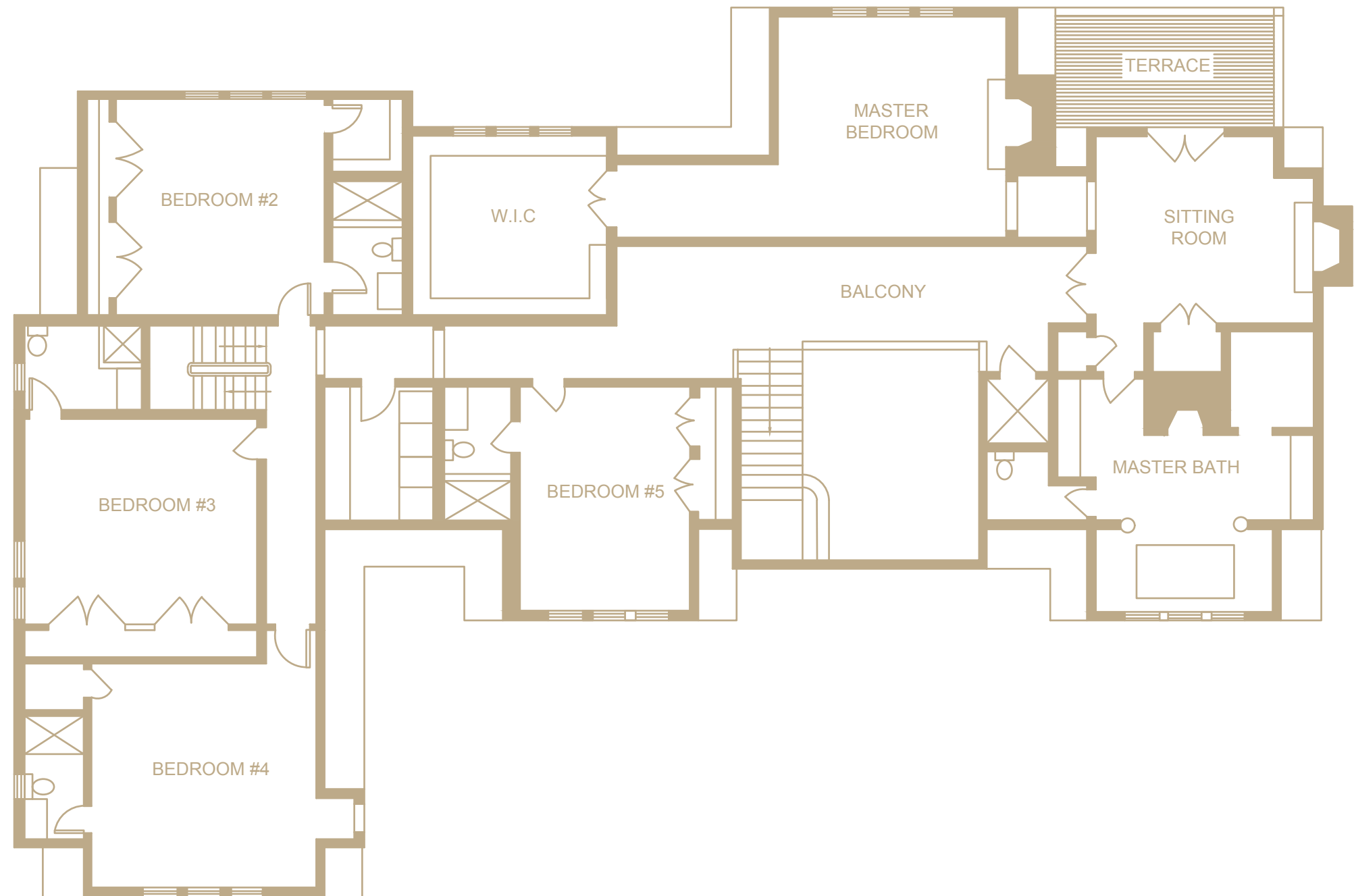
- 3,927 SF+/-
- 12' Ceilings
- Double Height Entry Foyer with 3 Coat Closets and Powder Room
- Living Room with Wood-burning Fireplace and 3 Sets of French Doors to Pool Side Patio, Window Seat and Custom Built-ins
- Den with Wood-burning Fireplace and Access to Sunroom
- Office with Wood-burning Fireplace and Custom Paneled Walls
- Chefs Kitchen with:
 - French Door to Pool Side Patio
 - Oversized Center Island with Bar Seating
 - Two Farmhouse Sinks
 - Marble Countertops
 - Built-in Desk
 - High-end Appliances Including:
 - 2 Bosch Dishwashers
 - Double Sub-Zero Refrigerator
 - 6 Burner Thermador Professional Gas Range
 - Fisher & Paykel Double Wall Oven
 - Butler's Pantry with:
 - KitchenAid Ice Maker
 - Miele Espresso Machine
 - Sub-Zero Temperature Controlled Wine Storage
 - Double Viking Warming Drawers
 - GE Convection Oven
- Formal Dining Room
- Mudroom with Powder Room and Garage Access
- Guest En-suite Bedroom



SECOND LEVEL

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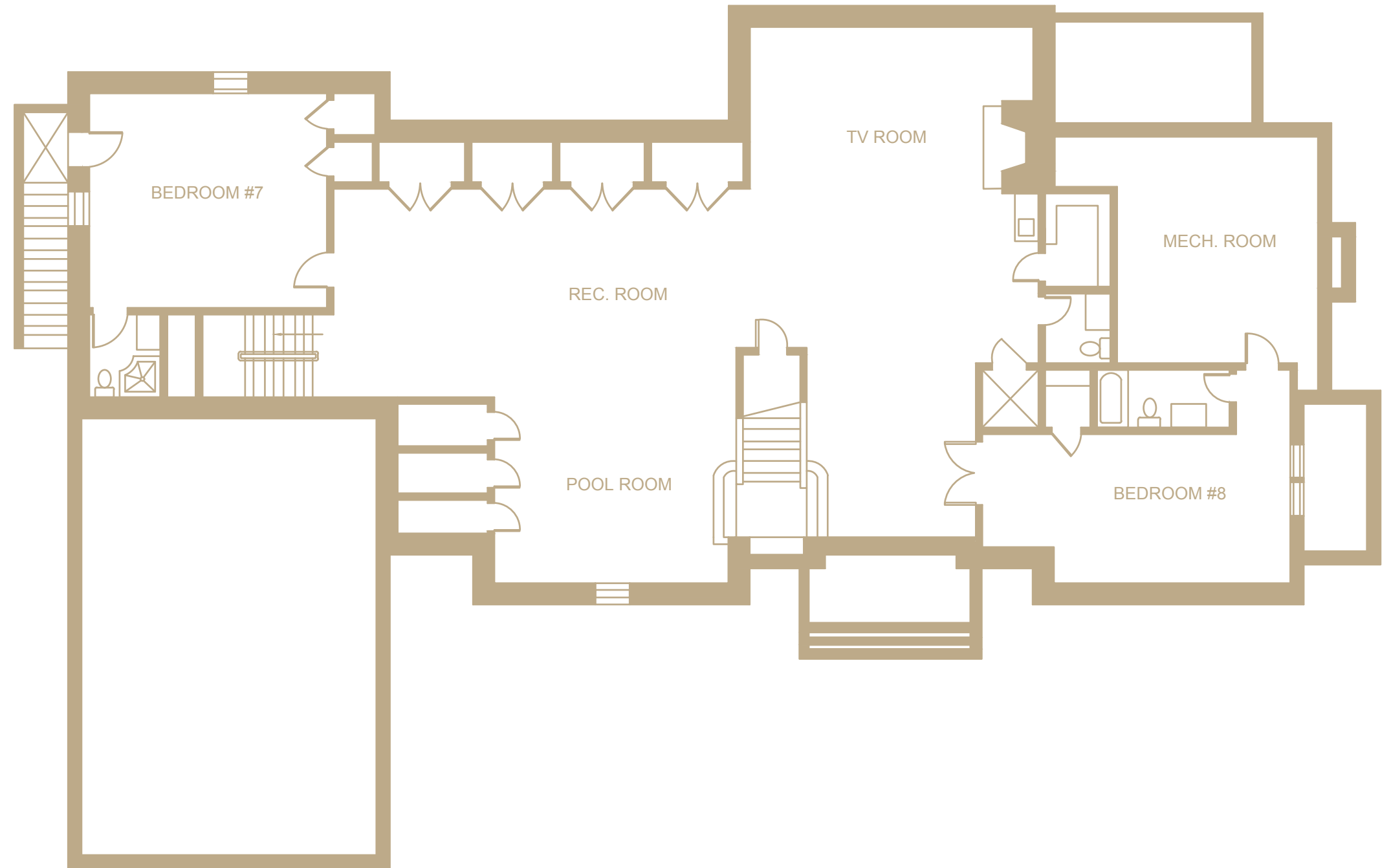
- 4,169 SF+/-
- 9' Ceilings
- Opulent Primary En-suite:
 - Sitting Room with Wood-burning Fireplace and Private Terrace
 - Primary Bedroom with Wood-burning Fireplace and Large Walk-in Closet
 - Primary Bathroom with Wood-burning Fireplace, Two Vanities, Soaking Tub, Steam Shower, Water Closet with Bidet and Radiant Heated Floors
- Laundry Room
- 1 Guest En-suite Bedroom with Tub
- 3 Guest En-suite Bedrooms with Shower



LOWER LEVEL

254 South Main Street, Southampton, NY

- 3,713 SF+/-
- 10' Ceilings
- Stone Flooring
- Sauna
- Steam Room
- Temperature Controlled Wine Cellar
- Powder Room
- Recreation Room
- Two Guest En-suite Bedrooms
- Media Area with Wood-burning Fireplace
- Ample Storage
- Mechanical Room



POOL HOUSE

254 South Main Street, Southampton, NY

- 707 SF+/-
- 2 Bonus Rooms
- 2 Full Bathrooms
- Kitchenette with Microwave and Beverage Refrigerator
- Living Area with Fireplace

