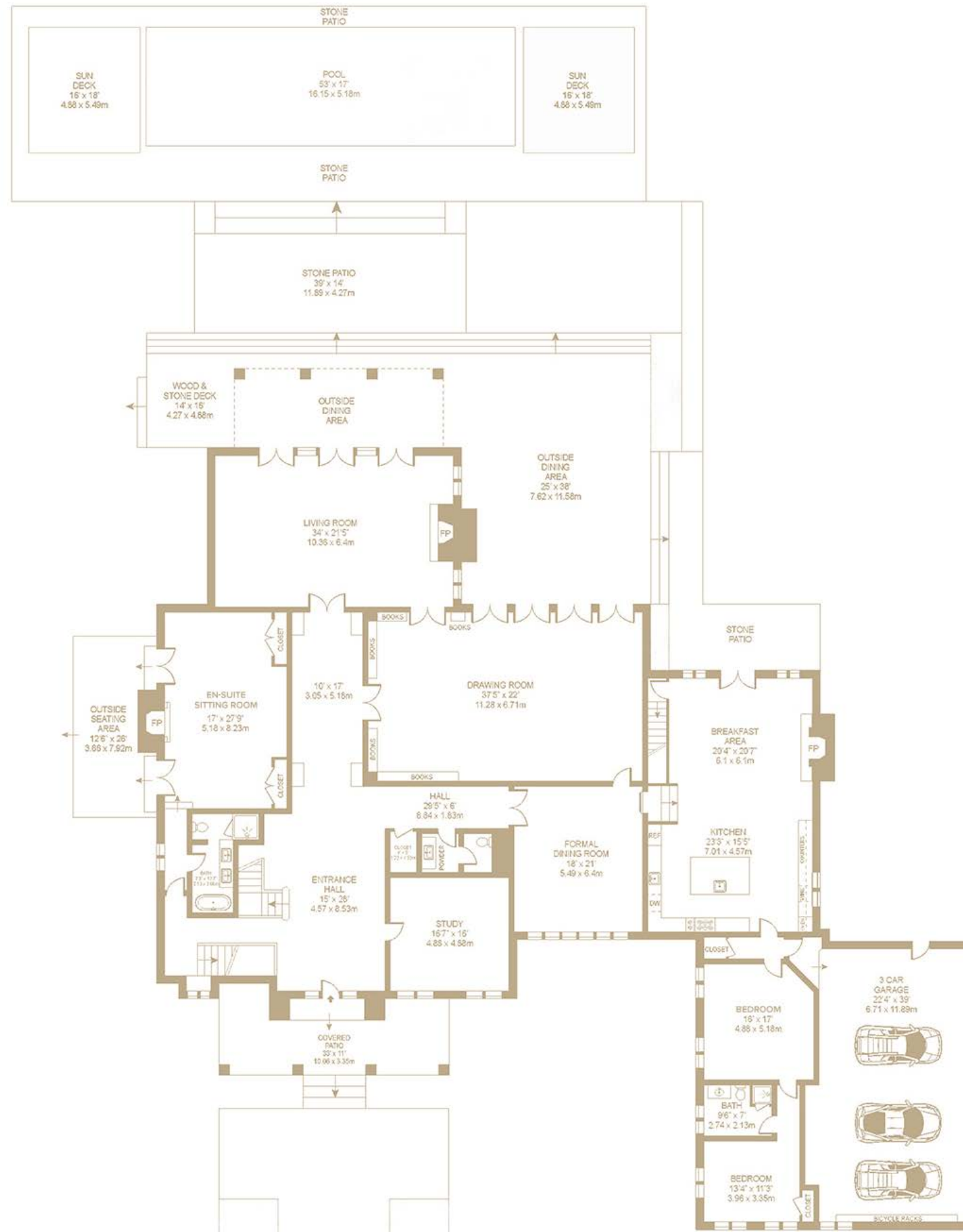


FIRST LEVEL

196 WYANDANCH LANE, SOUTHAMPTON, NY

- 6,275 SF+/-
- Study
- Powder Room
- En-Suite Sitting Room with:
 - Woodburning Fireplace
 - Two Sets of French Doors to Private Outdoor Seating Area
 - En-Suite Bathroom with:
 - Free Standing Tub
 - Dual Vanities
 - Stone Marble Flooring
- Living Room with:
 - Three Sets of French Doors to Outdoor Dining Area
 - Woodburning Fireplace Surrounded by Marble Stone
 - Herringbone Floors
- Drawing Room/Garden Room with:
 - Coffered Ceilings
 - Four Sets of French Doors to Outdoor Dining Area
 - Built-in Bookshelves
- Formal Dining Room with Pocket Doors to Kitchen
- Eat-in Kitchen with:
 - High End Appliances
 - Viking Stove, Hood, Wine Cooler
 - Sub-Zero Refrigerator
 - Miele Dishwasher
 - Marble Counter Tops and Backsplash
 - Dual Kitchen Sinks
 - Center Island
- Breakfast Area with:
 - Woodburning Fireplace
 - French Doors to Patio
- Sitting Room
- Guest Bedroom with Full Bathroom
- 775 SF+/- 3-Car Garage



SECOND LEVEL

196 WYANDANCH LANE, SOUTHAMPTON, NY

- 4,560 SF+/-
- Second Level Landing with:
 - Herringbone Floors
 - Sky Light
 - Hidden Linen Closets
- Primary Suite with:
 - Fireplace
 - 2 Sets of French Doors to Private Terrace
- First Primary Bathroom with:
 - Dressing Room and Walk-in Closet
- Second Primary Bathroom with:
 - Free Standing Tub by Waterworks
 - Glass Enclosed Shower with Rain Head Water Closet
 - Dressing Room
- 2 Guest Bedrooms with Full Bathrooms
- 1 Guest Bedrooms with:
 - Full Bathroom

French Doors to Balcony

- 2 Guest/Staff Bedrooms with Shared Bathroom
- Access to 3rd Level Landing to Rooftop Viewing Deck

