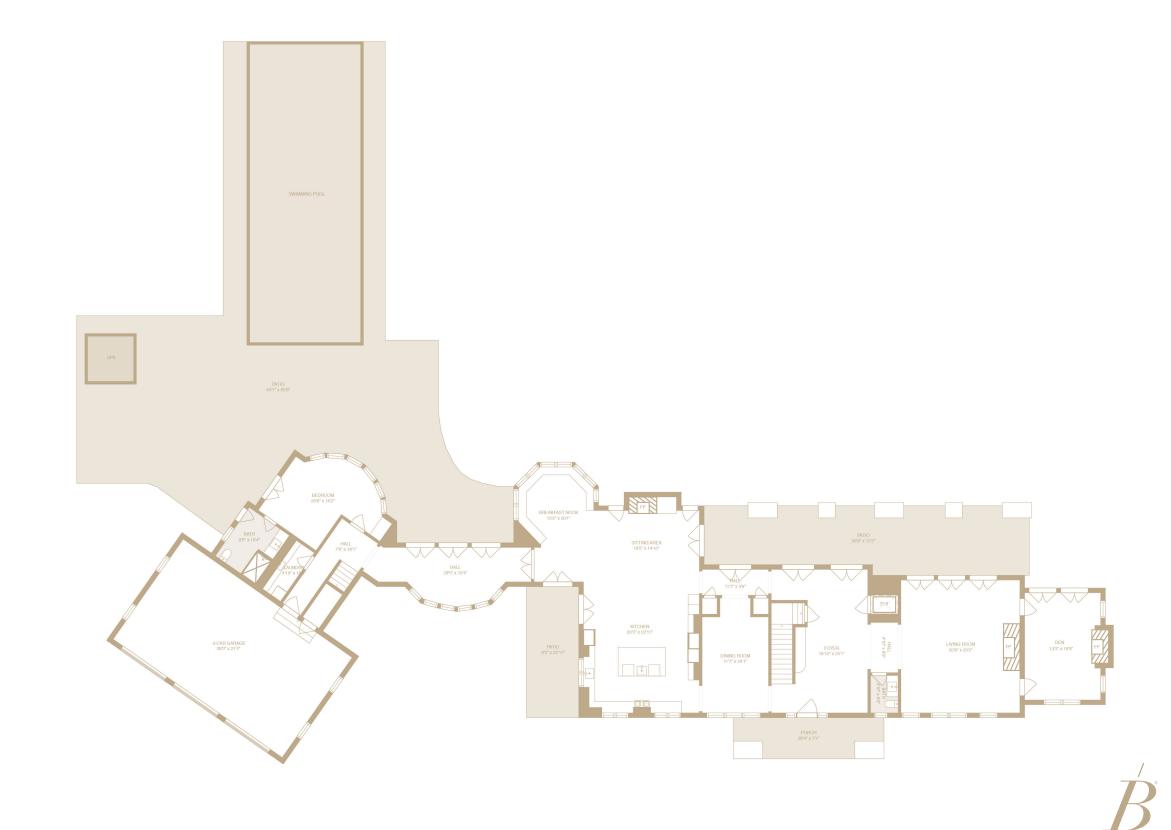
71 PHEASANT LANE, SOUTHAMPTON

First Level

- Entry Foyer:
 - Powder Room
 - Elevator
- Living Room:
 - Wood-Burning Fireplace
 - Coffered Ceilings
 - 3 Sets of French Doors to Covered Patio
- Den:
 - Wood-Burning Fireplace
 - Coffered Ceilings
 - 2 Sets of French Doors to Covered Patio
- Formal Dining Room with Coffered Ceilings
- Chef's Kitchen:
 - Caesarstone Countertops
 - Custom Island with Bar Seating
- Adjacent Sitting Area with Wood-Burning Fireplace
- Breakfast Nook
- Attached Breezeway Connecting Guest Wing
 - 3 Sets of French Doors to Pool Side Patio
 - Mudroom
 - Access to Attached 3-Car Garage
 - Laundry Room
- Secondary Staircase
 - 1 First Level En-Suite Bedroom
 - 2 Second Level En-Suite Bedrooms
 - Second Level Living Area

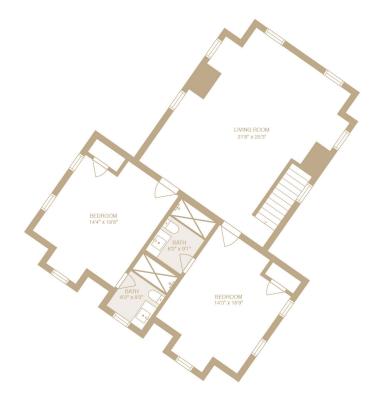


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Second Level

- Second Level Landing:
 - 2 Sets of French Doors to Terrace
 - Elevator
- Primary En-Suite Bedroom:
 - Private Terrace
 - 2 Walk-in Closets
 - Sitting Room with 2 Closets
- 2 Primary Bathrooms:
 - Bathroom 1
 - Water Closet
 - BainUltra Freestanding Soaking Tub
 - Dual Vanities
 - Radiant Heated Floors
 - Steam Shower
 - Kohler Fixtures
 - Bathroom 2
 - 3-Piece Bathroom
- 3 En-Suite Bedrooms
- Linen Closet







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Lower Level

- Recreation Room
- 1 En-Suite Bedroom
- Full Bathroom
- Gym
- Steam Room
- Movie Theatre
- 312-Bottle Wine Cellar
- Elevator
- Laundry Room
- Storage





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