

PROPERTY SPECIFICATIONS

54 Sawasett Avenue, Bridgehampton

EXTERIOR IMPROVEMENTS

- 20'x36' gunitite saltwater pool with 8'x8' gunitite saltwater spa
- Covered porch attached to the house
 - Blue Stone patio
- Privacy fencing in backyard
- Irrigated grounds with sod throughout
- Underground sprinkler system
- Underground utilities from street
- Gravel driveway
- Access to basement from outside staircase

EXTERIOR FINISHES

- Modern pre-finished black aluminum windows and doors
- Modern pre-finished black aluminum garage doors
- PVC composite white trim

STRUCTURAL

- Engineered lumber utilized for all beams and girders or large spans
- Foundation walls 10" poured concrete 4,000 psi concrete reinforced with #5 rebar horizontally and #4 rebar vertically
- Basement and garage slab 4,000 psi concrete with 6x6 wire mesh
- 24"x36" poured concrete footings with 4,500 psi concrete and #5 rebar horizontal reinforcement
- 4'-0 of rigid R-10 insulation around perimeter of basement slab

ROOMS

BASEMENT

- Wine Cellar
- Gym with glass doors and mirrors on walls
- Bedroom #2 with closet
- Bedroom #1 with closet
- Separate water closet and shower
- Recreation area with optional bar area for future
- Sitting area
- Access to outside via patio door and stair to grade
- Mechanical rooms and storage

FIRST FLOOR

Kitchen

- Wolf appliances 48" Wolf Cooktop
- Double electric oven
- Sub-Zero 48" refrigerator/freezer

- Dual Bosch dishwasher

- Cabinetry

- Great Room with linear fireplace
- Guest Bedroom with en-suite full bath and closets
- Powder room
- Walk-in pantry
- Dining area off kitchen
- Walkout Blue Stone patio sliding doors
- Mudroom with benches
- Attached 2-car garage with basketball court

SECOND FLOOR

- Primary Bedroom with private terrace, walk-in closet, full bath with private water closet
- Bedroom #3 with full En-suite bath and closet
- Bedroom #4 with full En-suite bath and closet
- Bedroom #5 with full En-suite bath and closet
- Laundry room with dual washer/dryer, sink and folding area

INTERIOR FINISHES

- 1/2" gypsum board throughout
- Wide plank 5" white rift oak flooring throughout
- Finished tile throughout all bathrooms and laundry
- Vanities
- Stairs to be metal spindles and oak treads
- 1 3/8" thick solid core molded interior doors
- Low profile modern trim package throughout
- Closets

MECHANICALS/ INSULATION

HVAC

- 3 zone HVAC system with forced air hydro system for heating and cooling systems

PLUMBING

- PVC and PEX tubing throughout for rough plumbing
- Plumbing fixtures (Included)

ELECTRICAL

- LED recessed lighting throughout
- Decora switches and outlets, Lutron
- 200 amp service underground from street
- Electrical Fixtures
- Exterior flood lighting