PROPERTY SPECIFICATIONS

BEDROOMS: 6 | **BATHROOMS**: 4 Full, 2 Half
ACRES: 1.57+/- | **HOUSE SIZE:** 6,000+/- SF | **BUILT:** 2005

OVERVIEW

Designed by renowned architect Todd Nagy, this 6,000+/- SF home sits on 1.57 private acres in Amagansett, surrounded by reserve on three sides. Built in the classic Shingle Style, it pays homage to the Hamptons cottages of the early 1900s. The traditional exterior gives way to an open, light-filled interior, creating timeless elegance.

Upgrades Rarely Found in Homes in this Price Category:

RESIDENCE & DESIGN

- Custom home designed by architect Todd Nagy, protege of Francis Fleetwood
- 6,050+/- SF across two levels, not including basement
- 6 bedrooms and 4.5 bathrooms
- 10' ceilings throughout; 15' ceiling in the great room
- Custom Marvin windows throughout
- Coffered dining room ceiling with wet bar
- Three Rumford-style masonry fireplaces with custom mantels
- Custom paneled billiard room
- Custom library with rift oak and floor-to-ceiling solid-wood bookshelves

BASEMENT & FOUNDATION

- 3,000+/- SF basement with 10' poured-concrete walls
- Basement connects to garage; two egress points; no crawl space
- Rubberized membrane on exterior foundation
- French drain foundation system to a subterranean area well

KITCHEN

- 2 Sub-Zero refrigerators
- 2 Miele dishwashers
- Wolf Stove
- Limestone countertops

CONSTRUCTION & INTERIORS

- All exterior sheeting 5/8 CDX PLY
- Soundproofing in interior and exterior walls, ceilings, and floors
- Two layers of 3/4" plywood subfloor throughout with additional 1.5"-thick, wide plank oak flooring designed to eliminate vibration
- 5/8" fireproof sheetrock throughout house
- 1/2" CDX plywood behind all sheetrock
- Custom millwork and cabinetry by John Reily
- Solid interior doors
- Custom Mahogany entry door, 9' tall and 2 ¼" thick
- Crown Moldings in every room

MECHANICAL & UTILITIES

- Two cast-iron boilers and two 275-gallon oil tanks
- Two 100-gallon super-hot water storage tanks (200 gallons total)
- Two 4" PVC wells
- Whole-house propane generator and 1000-gallon buried propane tank
- 400-amp electrical service
- Computer-assisted smart-home system
- Central vacuum
- Wired for central stereo
- Over 125 low-voltage high hats