



275 NARROW LANE
BRIDGEHAMPTON



FEATURES & AMENITIES

275 NARROW LANE, BRIDGEHAMPTON

PROPERTY OVERVIEW

- 1.3± Private Acres
- Across from Preserve with Apple & Pear Orchard
- Screened Privacy with Large Arborvitae

MAIN HOUSE SPECIFICATIONS

- 6,839± sf of Living Space
- New Construction
- Built in 2025
- 6 Bedrooms
- 7 Full, 2 Half Bathrooms
- Cedar Shingle Siding
- Attached 4-Car Garage
- Electric Gated Entry
- Street Gas
- 8” Oak Flooring Throughout
- Stairway Lighting
- Radiant Flooring in All Bathrooms
- Mtek Hardware Throughout

FIRST LEVEL

- Great Room with Fireplace and Double-Height Ceiling
- Exposed Beams Made of Reclaimed Wood
- French Doors to Outside
- Chef’s Kitchen
 - » Center Island
 - » Viking Professional Appliances
 - » Dual Ovens
 - » Dual Dishwashers
 - » Wine Fridge
 - » Butler’s Pantry
- Large Pantry
- Powder Room
- Laundry with Dual Washers/Dryers
- Primary Suite
 - » Fireplace
 - » En Suite Bathroom with Tub, Dual Sink Vanity, Large Shower
 - » Sitting Room/Office
 - » Two Walk-in Closets

SECOND LEVEL

- Loft Area as Family/Media Room
- Five Guest Bedrooms with Custom Walk-in Closets
 - » Including Junior Primary Overlooking the Pool
 - » All En Suite Except One with Hallway Bathroom

LOWER LEVEL

- Large Open Recreational Room
- Full Bathroom
- Room for Gym and/or Theater

EXTERIOR FEATURES

- Covered Porch
- Heated Gunitite Pool
- Spa with Waterfall Feature
- Pool House with Powder Room and Full Basement for Storage
- Outdoor Shower with Changing Room
- Large Bluestone Patio
- Covered Patio for Al Fresco Dining
- Ample Parking in Driveway
- Plumbed for Outdoor Kitchen
- Built-in Fire Pit Area
- Expansive Lawns
- Room for Tennis

*All details are believed to be accurate, however are subject to change.







VIRTUALLY STAGED



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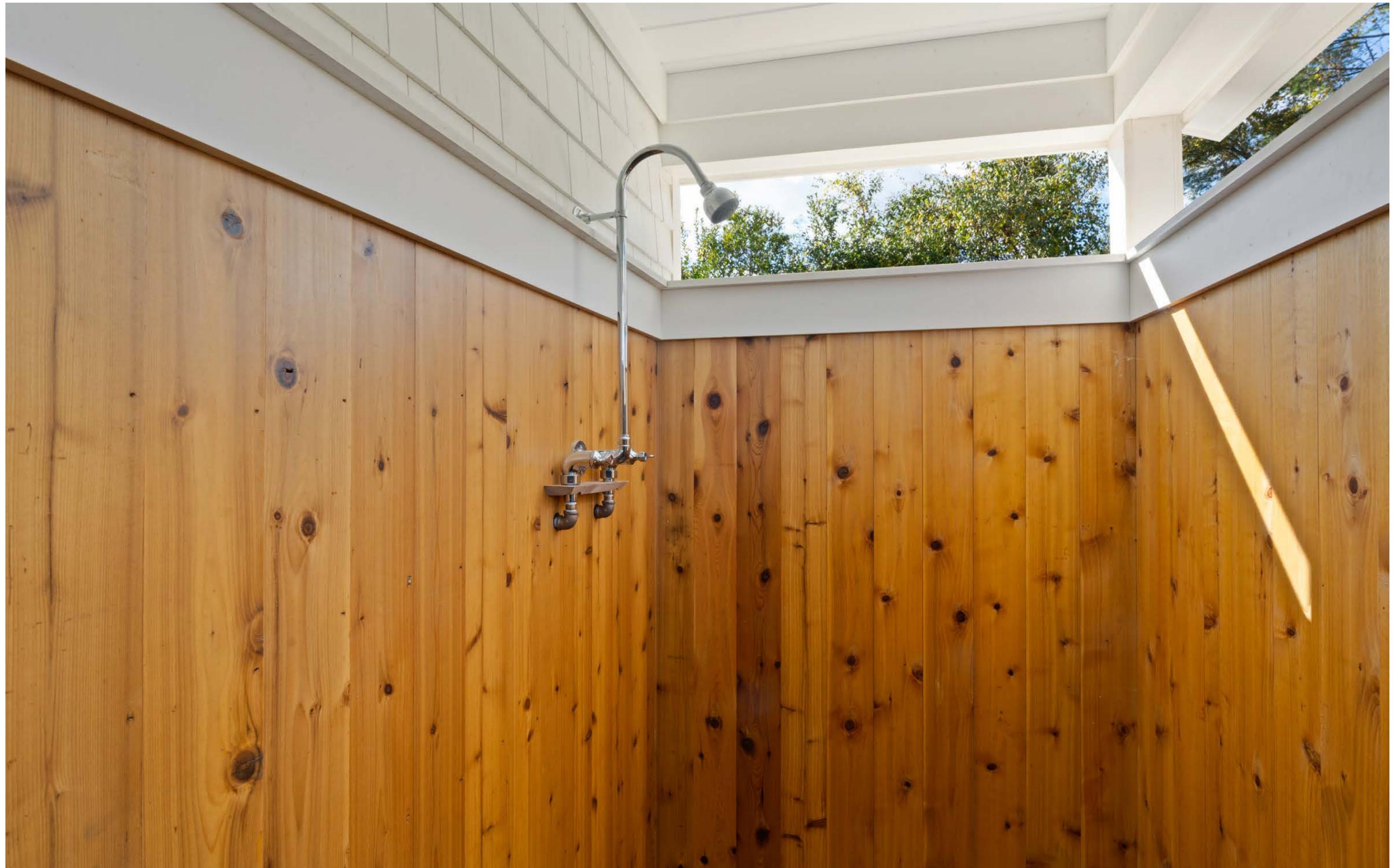


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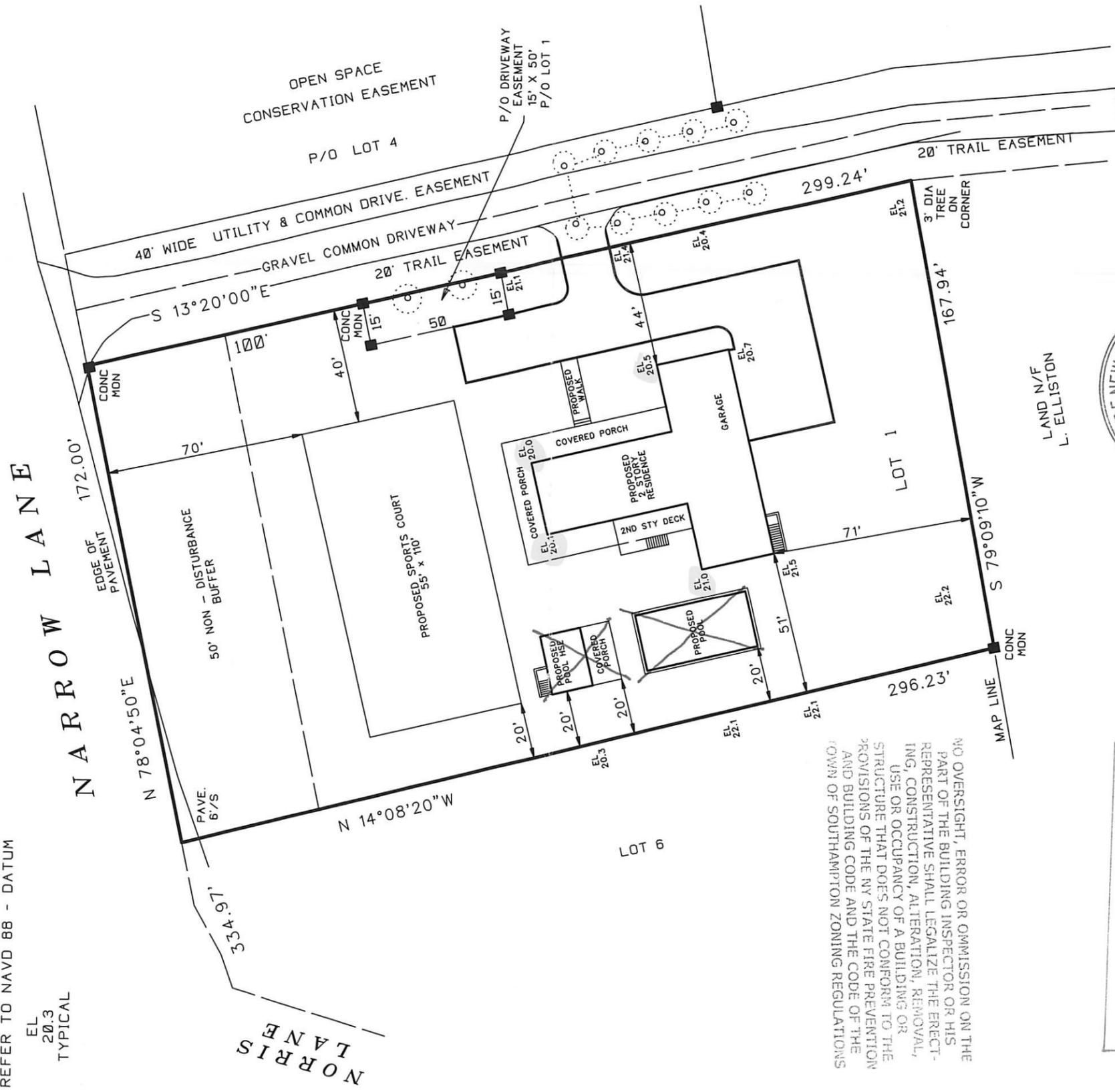


SURVEYED FOR 275 NARROW LANE LLC
 PROPERTY LOCATED AT BRIDGEHAMPTON
 LOT No. 1
 MAP OF BRIDGEHAMPTON CORRAL, LLC
 FILED JUNE 12, 2012
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK
 S.C.T.M. # 900-072-01-4.5
 AREA = 50,560 SF = 1.1607 AC.
 SCALE: 1"=40'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
 WETLANDS AND/OR EASEMENTS OF RECORD
 IF ANY, NOT SHOWN ARE NOT GUARANTEED.

TOPOGRAPHIC SPOT ELEVATIONS
 FROM AN ACTUAL FIELD SURVEY
 REFER TO NAVD 88 - DATUM

EL
 20.3
 TYPICAL



NO OVERSIGHT, ERROR OR OMISSION ON THE
 PART OF THE BUILDING INSPECTOR OR HIS
 REPRESENTATIVE SHALL LEGALIZE THE ERECT-
 ING, CONSTRUCTION, ALTERATION, REMOVAL,
 USE OR OCCUPANCY OF A BUILDING OR
 STRUCTURE THAT DOES NOT CONFORM TO THE
 PROVISIONS OF THE NY STATE FIRE PREVENTION
 AND BUILDING CODE AND THE CODE OF THE
 TOWN OF SOUTHAMPTON ZONING REGULATIONS

MASTER SET
 SEE ATTACHED COMMENTS



APPROVED
 BUILDING INSPECTOR
 TOWN OF SOUTHAMPTON

John F. Barylski

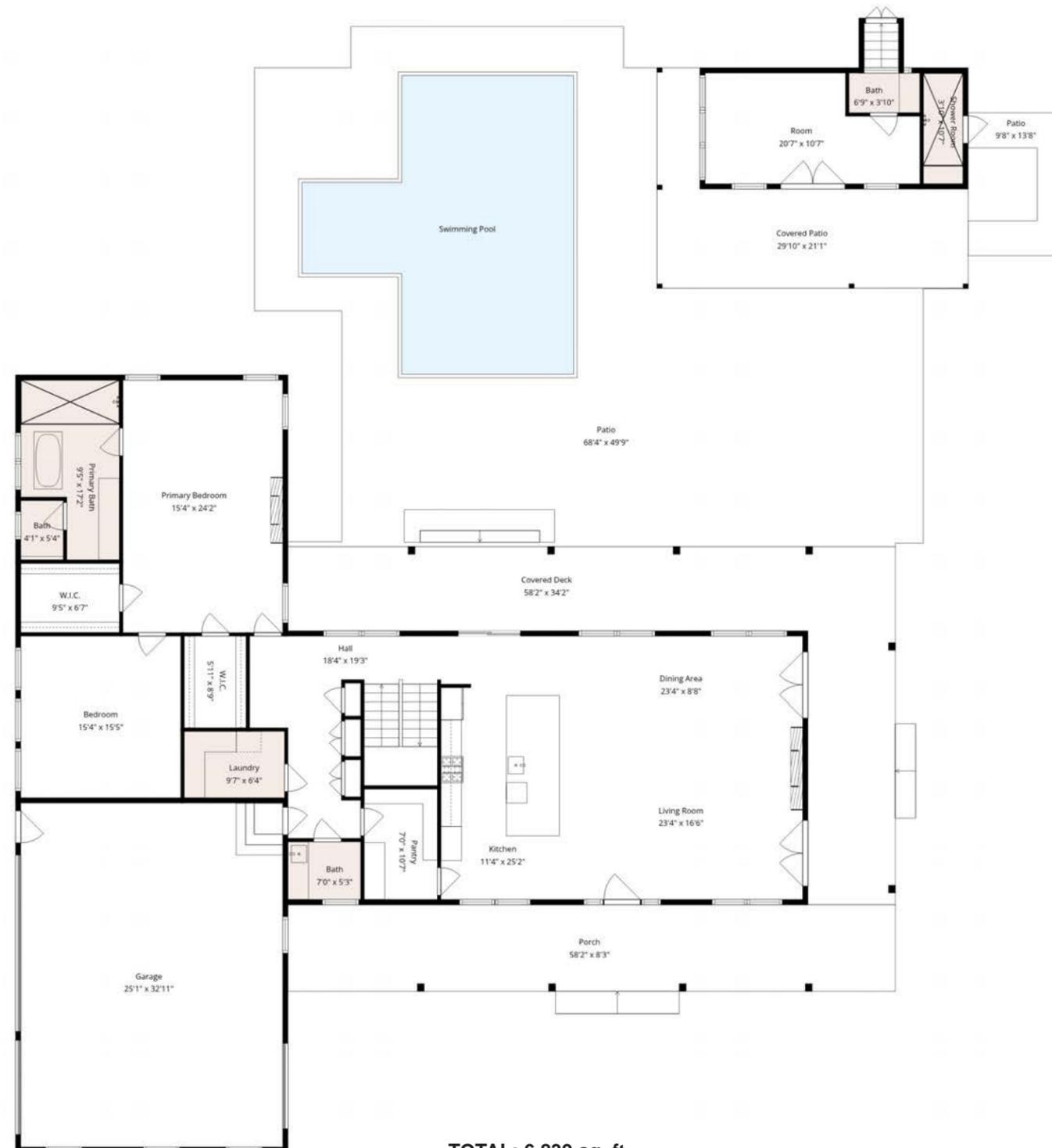
CERTIFIED TO:
 275 NARROW LANE LLC

John Barylski

25572-P1

SURVEYED BY:
 BARYLSKI LAND SURVEYING
 2320 MAIN ST. P.O. BOX 1302
 BRIDGEHAMPTON, NEW YORK
 (631-537-7944)
 MARCH 23, 2022
 3-16-2023; REVISE SITE PLAN

FIRST FLOOR



TOTAL: 6,839 sq. ft.
FIRST FLOOR: 2,523 sq. ft.
SECOND FLOOR: 2,523 sq. ft.
BASEMENT: 1,793 sq. ft.

EXCLUDED AREAS
GARAGE: 825 sq. ft.



Measurements Deemed Highly Reliable But Are Not Guaranteed



SECOND FLOOR

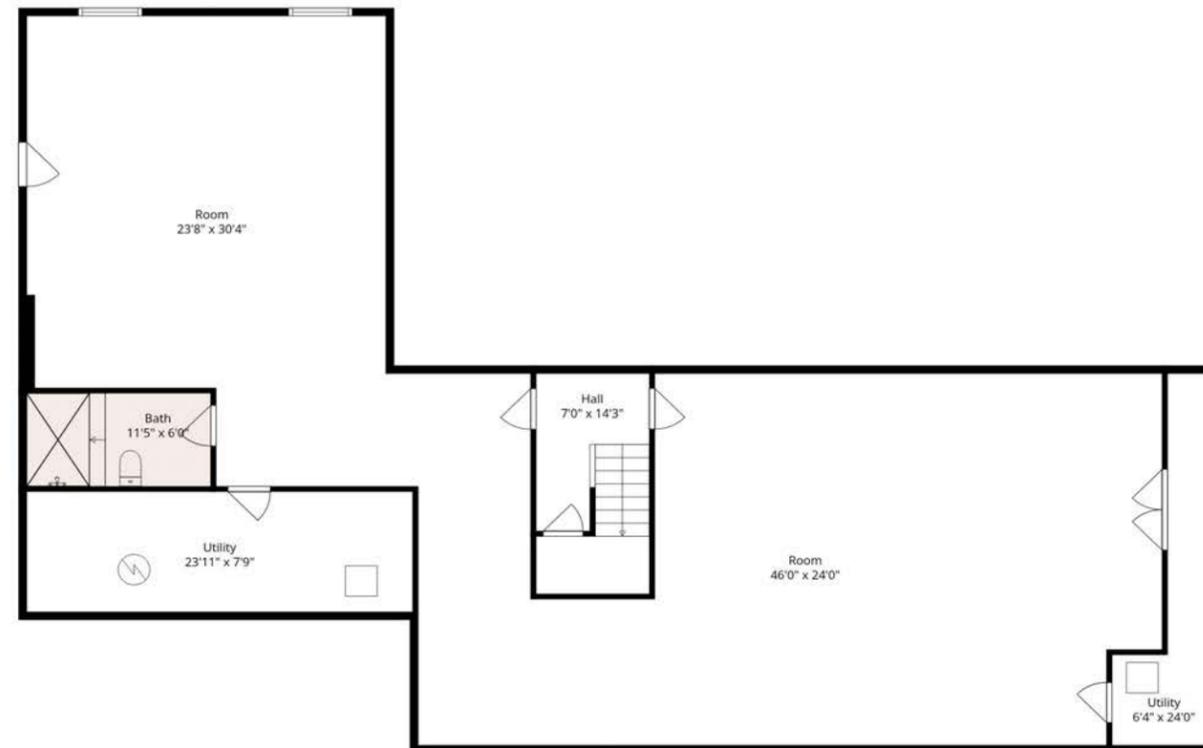
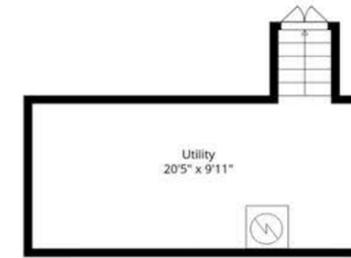


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Martha Gundersen

Lic. Assoc. R.E. Broker

O 631.537.4144 | M 631.405.8436
martha.gundersen@elliman.com



Paul Brennan

Lic. Assoc. R.E. Broker

O 631.537.4144 | M 631.235.9611
paul.brennan@elliman.com