

150 EDGE OF WOODS ROAD

S O U T H A M P T O N

1.863 1 Acre property

6, 779 SF +/- of above ground living space

Cabana featuring a full bathroom, fireplace, and bar

3,096 SF Basement

3 car garage

10 FT high ceiling on Main Floor

Vaulted Foyer and Great Room

10 FT high ceiling Second Floor

10 FT high ceiling Lower Level

8 FT door heights throughout

8 Bedrooms

Cedar shingle and cedar tongue and groove siding

Cedar Shingle Roof

10 Full and 2 Half bathrooms

3 Fireplaces inside and 1 outdoor

18 x 45 Heated Saltwater Gunite Pool with large Spa

Outside Shower

42" oxo outside BBQ with gas connection

Outdoor bar

Professional landscape with irrigation system

Fully fenced property

Solar System

Tennis court

INTERIOR FEATURES

8" white oak hardwood floors

All bathrooms and mudroom have radiant

1 3/4" two panel Interior doors

Many lighting features through out including: niche lighting, toe-kick lighting, under counter lighting, and stair lighting

wired for Sonos speakers throughout the main floor, Back patio, Playroom, gym, Junior master and Master bedrooms

Alarm System and cameras

Thin black trim around windows and exterior doors

High end Custom Cabinetry throughout (includes laundries and built ins)

Toto toilets throughout

Kallista plumbing fixtures

FIRST FLOOR

3,554 +/-

Double Height Foyer and great room with white oak flooring on ceiling

Laundry room on first floor

Junior Master offers white oak large vanity with Toto toilet, Kallista faucets and hardware

Junior master with walk-in closets and wood ceiling detail

Office space with glass doors

Expansive Kitchen and butlers pantry

94.5" x 48" kitchen island with waterfall sides

Kitchen Features thermador appliances

Custom made white oak hood, 2 dishwashers, 2 sinks, 30" built-in microwave, 48" cooktop, double built in wall oven, warming drawer, two 30" fridges with drawer freezer underneath and brizo faucet

Full black bar in butlers pantry with smoky mirror backsplash and under cabinet beverage center and ice maker

Foyer and great room have panel detailing and wood on ceilings

Double sided gas fireplace in living room and great room

SECOND FLOOR

3,225 SF +/-

4 en-suite bedrooms with LED mirrors in each

Laundry with stacked set of washer and dryer

1 Linen closet

Private master with access to rear deck

Two of the secondary bedrooms with access to rear decks

Large Master bedroom with electric fireplace, HIS and HER Walk in closets

Master bathroom white porcelain tile floors and shower walls

Master bathroom with heated floors, freestanding tub, toto toilet, large shower with linear drain, 1 rain head, and 1 handheld

Large white oak vanity with black Kallista faucets/ Hardware

Built in beverage center with under cabinet fridge and hidden door to office

LOWER LEVEL

3,096 SF +/- Finished basement

Rec room with full bar and fireplace

2 bedrooms and 2 full bathrooms

Spa bathroom with sauna and steam shower

OUTDOOR AREAS

Cabana with Gas Fireplace and Bar with OXO Fridge

Outdoor shower

BBQ by outdoor patio with outdoor fridge, bar sink, and cabinetry

Sunk in tennis court 55 x 110