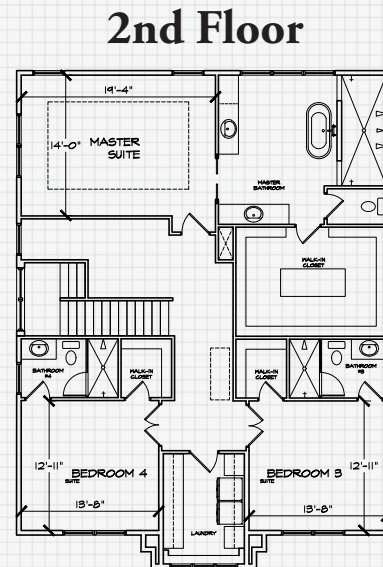
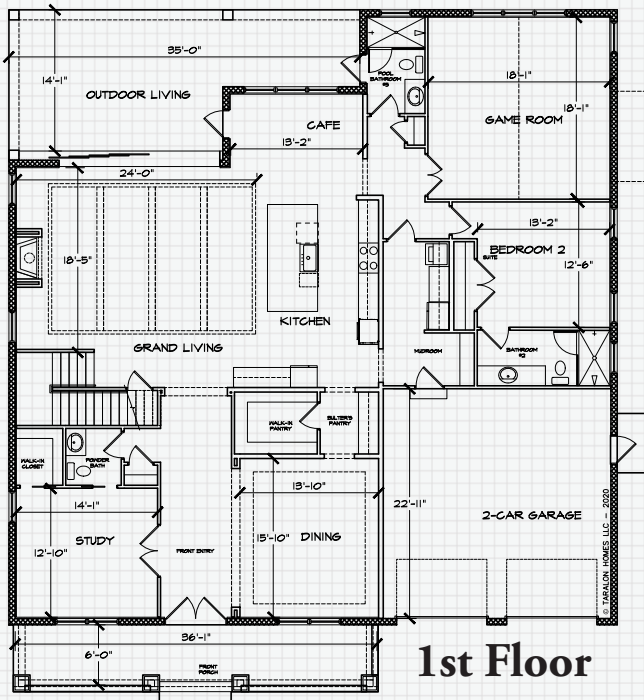


# SOUTH HAMPTON BUNGALOW

*Perfect Blend of Modern & Traditional*

Welcome home to this charming Hampton Bungalow styling featuring shake shingles and board batten detail. This inviting home boasts a large entry hall with a study on one side and a formal dining room on the other, complete with a butler's pantry. The spacious Grand Living Room includes a 42" fireplace with brick from floor to mantle with a wood cap on brick. Adjacent to the living room is the gourmet island kitchen with a 60" Wolf Dual Fuel Range with 6 burners along with 2 – 30" SubZero refrigeration units. There are two high efficiency 16 SEER Trane heat pumps separated for upstairs and downstairs resulting in maximum energy savings. Additionally, there is a Natural gas package with gas drops to Grand Living, fireplace, cooktop, (2) water heaters and dryer. Upstairs features 2 bedrooms, each with a private bath. Also an amazing Owner's Retreat, complete with soaking tub, large walk in shower and a huge master closet.



- 4 Bedrooms, 5.5 Baths, Game Room, Mud Room, Café, Walk-in Pantry, Pool Bath, Upstairs
- Laundry Room and 2-stall Garage
- This home has 4,435 square feet of living area and 5,650 under roof.
- 7.5" plank Provenza Affinity Couture; wood flooring throughout home except for wet areas.
- 2 - V6.5 exterior mounted Rinnai tankless water heaters (natural gas)
- Generous \$85,000 allowance for Pool, Spa, Decking, Child Alarm and Electrical.
- Prefinished treads with painted risers and skirt boards. Wood-stained handrails and upper railing. Iron balusters and paneled square boxed newels.
- Security system with (3) keypads, (1) siren and contacts on all usable perimeter doors and windows
- 8' Doors throughout along with and 7" crown molding and 7" baseboards in most areas.