5 Kings Lane, Southampton, New York / Sarraf + Hoffman + Beck Team



Traditional Architecture with Transitional Modern Interiors

* .32 Acre Parcel / R40 Zoning
* 3,600 sf of living space on upper two floors
* 1,582 sf of living space in lower level
* Total 4 Bedrooms, 4 Full Baths & 1 Half Bath
* Attached 1.5 Car Garage
* Heated Gunite Saltwater Pool 16x30
* Bluestone Patio
* Outdoor Shower
* Large Exterior Deck off the Living Space / Plus 2 Balconies
* 2021 Current Taxes - $1,458.08

Main Floor:



* Entry Foyer
* Den / Home Office
* Formal Dining Room
* Spacious Great Room with Linear Gas Fireplace and French Doors leading to the Deck
* Open Gourmet Kitchen with large Marble Island, Open Shelving, Designer Lighting
* Powder Room with custom marble floating sink
* French doors leading to the deck, overlooking the pool and patio
* 9’ ceiling height

Kitchen:



* Custom Designed Cabinetry
* 36” Jenn Air 6 Burner Gas Stove / Oven
* Thermador Side by Side Paneled Refrigerator
* Built-in GE Microwave Drawer
* Whirlpool Wine and Beverage Refrigerator
* Carrera Countertops & Matching Back Splash
* Large Center Island with Carrera Marble Top
* Jenn Air Dishwasher
* Floating Shelf surround
* 32” White Farm Sink w Sliding Cutting Boards

2nd Floor Primary Bedroom Suite:



* Spacious Primary Suite with French Doors to Balcony overlooking the pool & property
* 2 Oversized, customized walk-in closets
* Custom Marble Bath with double sink vanity, Carrera marble walls and slate flooring
* Radiant Floor Heat
* Oversized Glass enclosure shower w bench and soaking tub
* Separate Water Closet/ Toto Washlet Seat

Second Floor:



* Overview - 4 Bedrooms / 3 Full Baths / 2 Linen Closets / Laundry Room
* Junior Primary Suite with private terrace
* 2 Additional Guest Rooms
* Separate Full Bath with Double Vanity
* Laundry Room with LG Washer & Dryer, Sink & Cabinetry
* 2 Linen Closets w shelving

Finished Lower Level:



* Large Open Great Room / Entertainment Space with Porcelain Tile Flooring
* Full Bath with Shower
* 2 Sets of Glass Sliding Doors, allowing full day light and easy access to the Pool
* Mechanical Room
* 9’ Ceiling Height

Additional Features/Details:



* White cedar shingles
* Architectural Asphalt Shingle Roof
* Half Round Gutters
* 7” Select Red Oak wood plank floors
* Modern 4.5” Wide Staircase with glass panels and black trim railings
* Designer Lighting throughout
* Sierra Pacific Window Package
* 3 Zone Nest Thermostat System
* Navien On Demand Hot Water Heater
* Rheem Boiler
* 200 Amp Electric
* Propane Heating / 1000 gallon tank
* Expansive Bluestone rear patio
* Kabuklli Decking
* Professional Landscaped with Specimen trees: Leeland, Hydrangea, Boxwoods
* Professionally Installed Irrigation system
* Circular Gravel Driveway with Belgian Block trim and aprons
* Town Water
* HERS Rated / Energy Star Construction
* Garage Electric Car Charger