

Tranquility, Simplicity & Optionality In A Walk To Beach Location

51 Meadowlark Lane, Bridgehampton



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TRANQUILITY, SIMPLICITY & OPTIONALITY IN A WALK TO BEACH LOCATION

Bridgehampton In an area of Bridgehampton that has achieved incomparable attention and record setting prices, a near ocean experience has just come to market combining masterful construction with unique and organic design. With 11,000 SF+/- on three levels of living space, warmed by 5 fireplaces, this stunning transitional residence has been created from a superlative collaboration between architect James McChesney and Koral Brothers Builders. A gracious front entrance welcomes all over rift and quarter sawn white oak floors, offering multiple vistas of the landscaped property, facilitated by walls of glass and French doors throughout. Ideal use of space with extreme optionality includes a living room with custom marble fireplace, library/office, indoor/outdoor dining room spaces, open gallery, a state of the art kitchen serviced by its own informal living area with natural stone fireplace, laundry, mudroom, and a convenient guest suite. Two strategically located staircases and a single bay garage complete the first floor. The master wing sequestered from the rest with its own balcony anchors a second floor that features 5 guest rooms including 3 with balconies, one with a fireplace, and one optional sauna and outdoor shower that could be utilized as a gym. Ample storage is provided throughout with a combination of walk-in closets, hallway storage, and a spacious laundry room equipped with double washers and dryers. The 3,200 SF+/- finished lower level has a 1,100+ bottle wine cellar, entertainment kitchen, recreational areas, media room with fireplace, powder room, storage rooms, and a guest/staff apartment. Outside multiple entertaining areas with fireplace and outdoor showers augment a landscape plan that embraces the 20'X50' heated Gunite pool with spa and automatic cover serviced by its own cabana with kitchen, full bath, optional roof deck, and an attached two-car garage. Smart house technology includes an emergency generator, security, CCTV infrastructure, audio system with hidden speaker technology, Lutron Homeworks, and efficient geothermal mechanical systems. Literally moments to the ocean, this superlative beachside retreat awaits your personal tour. **WEB# 883754**

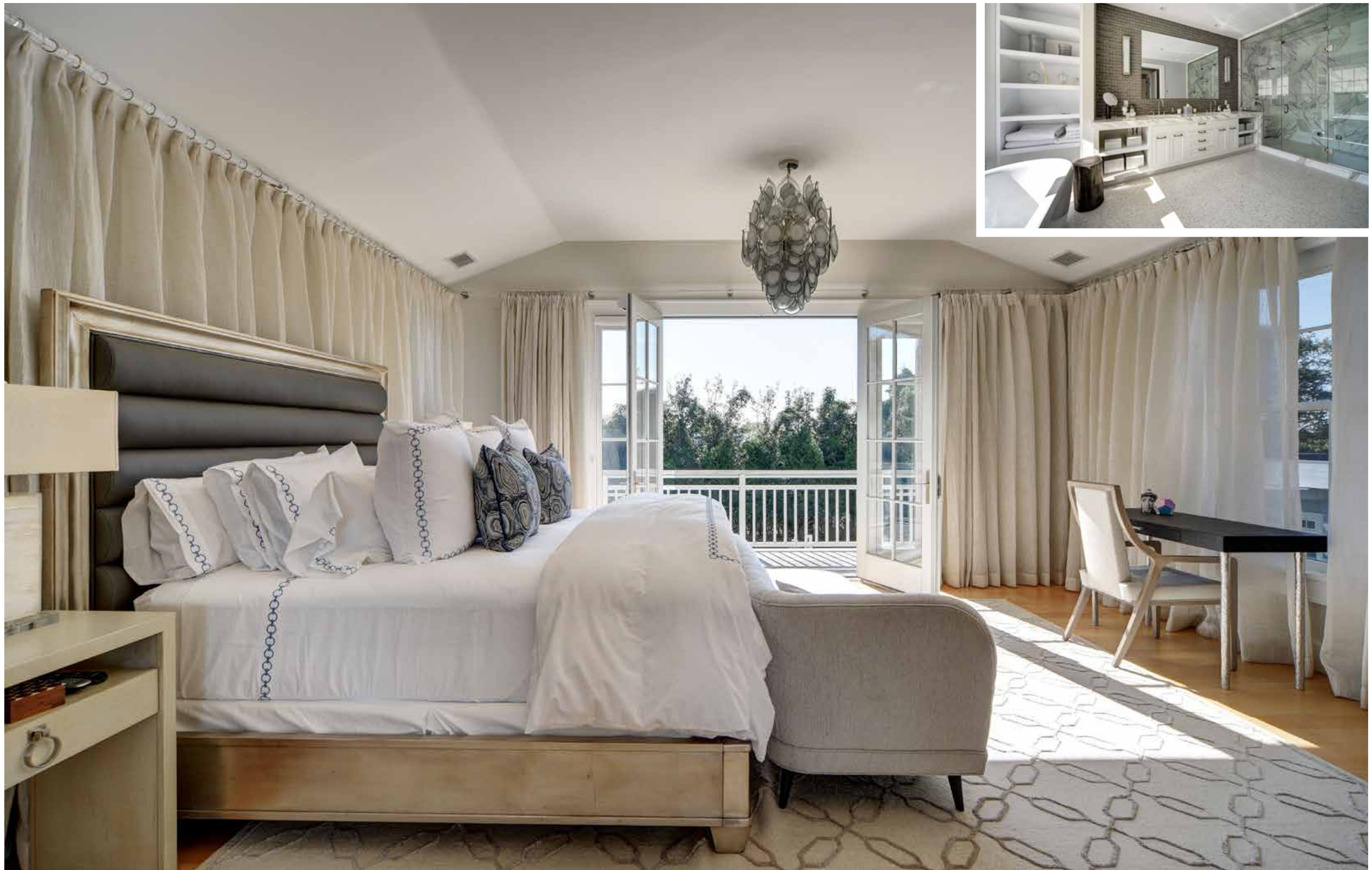


























Sustainability Balance Tranquility Simplicity



Property

- Property includes a 10,954 square foot Modern Transitional home, heated gunite pool and garage / pool house
- Built in 2012
- Acreage: .92 acres
- Extensive lawns and gardens with irrigation system
- Natural crushed stone driveway
- Numerous specimen trees and extensive perimeter plantings
- Energy Star certified house
- Taxes: \$38,386 / YR
- South of the Highway



Interior

- 10.6' ceilings on the first floor
- 8 well spaced bedrooms
- Walls of glass and french doors throughout
- Living room with Calacatta marble fireplace
- Formal dining space with extension to gallery for party seating
- Two custom staircases
- Rift and quarter-sawn 5" White Oak Wood throughout.
- Mudroom with custom built-ins
- Laundry rooms on the first and second floors
- Lower Level has a media room with fireplace, a wine cellar, storage room, entertaining kitchen, recreational areas, powder room and a guest/staff apartment.
- Custom mill work throughout
- Optionality of room use created by multiple sets of pocket doors
- Registers flush with floor
- Attached 1 car garage
- Detached 2 car garage



Kitchen

- Subzero 48" French door refrigerator with 4 freezer drawers
- Wolf 6 burner range with two ovens
- Wolf microwave drawer
- 2 Bosch Dishwashers
- Under counter beverage refrigerator
- 2 sinks with garbage disposals
- 2 Center islands

- Custom white cabinets by Housewrights Inc.
- Calacatta marble counters
- Wall cabinets with under mount lighting
- Glass cabinets with interior lighting
- Separate Dining area in kitchen
- French doors open to bluestone patio
- Connecting family room with natural stone fireplace

Bedrooms

- Master bedroom with private balcony
- 3 bedrooms with balconies
- 1 bedroom with Fireplace
- 1 bedroom / gym with cedar closet for sauna and 2nd floor outdoor shower
- 1 first floor guest master suite
- 1 lower level guest / staff apartment

Bathrooms

- 8 Full baths and 2 powder rooms
- Second Floor master bathroom with his/her sinks, soaking tub, large stall steam shower with double heads and radiant floor heat.
- Second Floor guest bathroom with steam shower.
- Calacatta, Thasos and Carrera stone throughout
- All bathrooms have custom vanities with marble counters
- All showers include hand-held sprays in addition to shower heads.

Fireplaces

- Located in Living Room, Family Room, 2nd floor guest bedroom, lower level media room and outdoor entertaining area
- Fireplaces with Calacatta, bluestone and natural flagstone surrounds.
- All fireplaces are wood burning but have optionality for gas

Exterior

- 10 Zone Irrigation System
- Le Page windows
- Combination of clear cedar horizontal shiplap siding and cedar shingle
- Galvanized leaders and gutters
- 3 Outdoor showers

Pool

- 20' X 50' Heated Gunite Pool
- 7' X 7' Spa
- Electric Cover and separate winter cover
- Propane gas heater
- Bluestone coping

Pool House / Garage

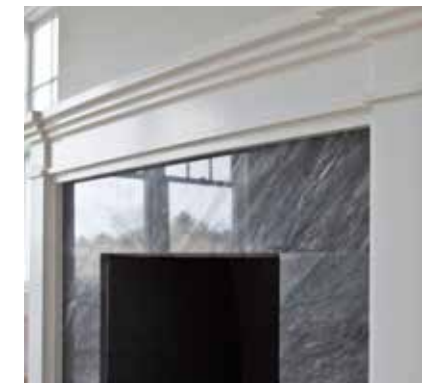
- Recreational Room
- Entertaining Kitchen / Island
- Full Bathroom
- Separate Air Conditioning and Heating Unit
- Outdoor Shower
- Attached 2 car garage

Mechanical Systems

- Geothermal Heating / Cooling System
- 6 Heating and cooling zones
- 400 Amp electrical service (2 X 200 AMP)
- 22 Kilowatt backup generator
- Town Water

Smart House Technology

- Lutron homework Lighting control system with remote access
- Honeywell HVAC controls with remote access
- Peconic Security system with remote leak detection
- Hayward pool / spa control system with remote access
- Nuvo audio system with hidden speaker technology
- CAT5 and audio / video wiring throughout
- Prewired for media room A/V and CCTV system
- Full landscape lighting package





First Floor



Second Floor



Lower Level



Pool House



\$14.7M

51 Meadowlark Lane,
Bridgehampton,

0.92 acre / 10,954 SF+/-

8 bedrooms / 10 bathrooms

Tax Map: 0900-134.00-05.00-018.000

Taxes: \$38,386 / Year

For more pictures, video and info visit:

myhamptonhomes.com/466591

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