



18 SELLENTIN WAY



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## Lumber Lane Estates

**Bridgehampton.** M & M Custom Homes is well under way on construction of five superlative homes to be built in the new, exclusive enclave of Lumber Lane Estates. Less than a mile north of the heart of Bridgehampton Village, each home will exhibit the ultimate four-season Hampton experience in a private setting offering generous room sizes, masterful construction and exquisite finishes throughout nearly 7,000 SF+/- on three levels of superbly finished space. While 20 Sellentin Way is now sold, the four remaining residences, while unique, will share many of same design details that have become the signature of M & M Custom Homes. Each home will welcome all through a double height foyer as beautifully finished white oak floors spread out to find a living room with fireplace. The fully equipped kitchen with professional appliances and breakfast area opens to both the formal dining room and its own informal living room with fireplace. A guest suite, powder room, mudroom and two car garage will complete the first floor. Upstairs the master wing dominates the rear of the residence offering a generous sleeping chamber, large bath, a pair of walk in closets and access to a large outdoor balcony. Four additional guest bedrooms, each with baths ensuite, a laundry room and access to the large balcony round out the second floor. An open staircase runs to the lower level that additionally offers 1 or 2 bedrooms and baths, recreational space and optional home theater or gym. Outside both covered and uncovered patios overlook the heated Gunite pool, spa, verdant lawn and a professional landscape package ensuring privacy from each parcel. With only four residences still available, now is the time to call for more information or to book your own private tour while there is still opportunity to infuse your own personality into the finished home. Lumber Lane Estates awaits. See it all at <http://myhamptonhomes.com/17306>.

**Exclusive. \$3.495M WEB# 17306**

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