

Matthews Lane

70 Matthews Lane, Bridgehampton

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Property Details / Amenities / Features

House being Sold Furnished (Art Not Included)

- | | | |
|---|---------------------------------|--|
| - Traditional | - 7 Fireplaces | - Public Water |
| - Built In 2017 | - 7+/- Zone HVAC | - Irrigation System |
| - 2 Stories | - Geothermal Heating | - 18' X 60' Pool with Attached 10'x10' Spa |
| - South Of The Highway | - Central Air Conditioning | - Detached Garage |
| - 1.10 Acre Flag Lot | - 600 Amp+/- Electrical Service | - Pool House |
| - 8,700 SF+/- | - Cable/Wi-Fi Ready | - Oil and Stone Driveway |
| - Cedar Shingle & Stone Exterior | - Control 4 Home Automation | - Landscape Architect: Michael Derrig |
| - Zinc Coated Leaders and Gutters | - Sonos Sound System | - Interior Design by James Michael Howard |
| - 7.44" Oak Flooring with a Sabatini Finish | - Lutron Lighting | - Architecture by McAlpine-Tankersley |
| - 7 Bedrooms | - Alarm System | |
| - 7 Full Bathrooms / 2 Half Bathrooms | - Elevator | |

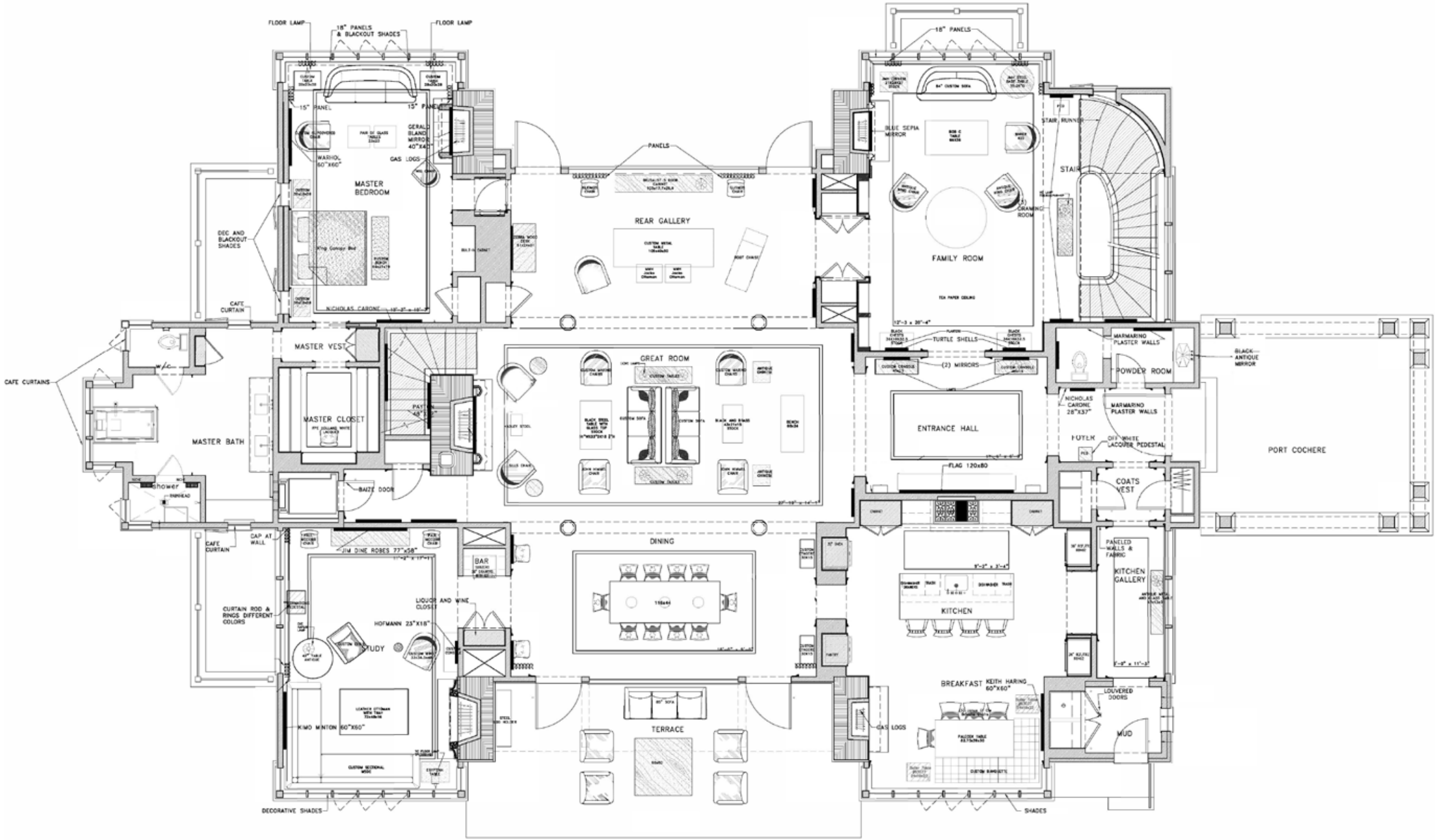
MATTHEWS LANE: A JAMES MICHAEL HOWARD ESTATE FOR RENT

Bridgehampton. Informed by an aesthetic that transcends the centuries while celebrating the best of what's new, Matthews Lane joins the growing resume of highly styled, fully furnished Hampton estates by James Michael Howard, the renowned 2017 ICAA award-winning designer, that exemplify coherency in the abstract world of architecture, interiors and the landscape that contain them. In collaboration with McAlpine-Tankersley Architecture and Landscape Details, the visionary Howard created a 7 bedroom residence that spans 11,600 SF on three levels of fully articulated living space that is now available for various time frames for Summer 2022 rent The head swiveling journey begins as you pass through the reception hall arriving in the dramatic great room, under 30 ft. beamed ceilings, which incorporates multiple seating areas, dining room and gallery, all warmed by a custom fireplace that anchors the room while walls of windows allow for an abundance of natural light. The state of the art, eat-in kitchen, with 10 seat breakfast area, is warmed by its own fireplace. Additional common spaces include the media room and an intimate living room. The 1st floor master wing with sitting area, fireplace and luxurious bath is joined upstairs by 4 guest suites including a secondary master with roof terrace. The bedrooms are purposely positioned so that none have common walls. An elevator connects all floors to the lower level with two more bedroom suites, a state-of-the-art theater with plush 16-person seating, bar and large recreation room with fireplace and custom billiards table. Geo-thermal heating, Control4 technology, Lutron lighting and a full audio/visual package add to the property's list of amenities. The lush, manicured grounds behind stone walls, including specimen trees, espalier apples and verdant lawn, are enhanced by the heated pool and spa serviced by a covered cabana area that incorporates the pool house with full bath and dressing room, outdoor fireplace and built-in kitchen which connects over broad stone patios to the two-car garage.. Turn key to the extreme, Matthews Lane lies midway between village and ocean beaches off Bridgehampton's iconic Ocean Road and close to everything that makes the Hamptons a world class resort. Call for your personal tour today.

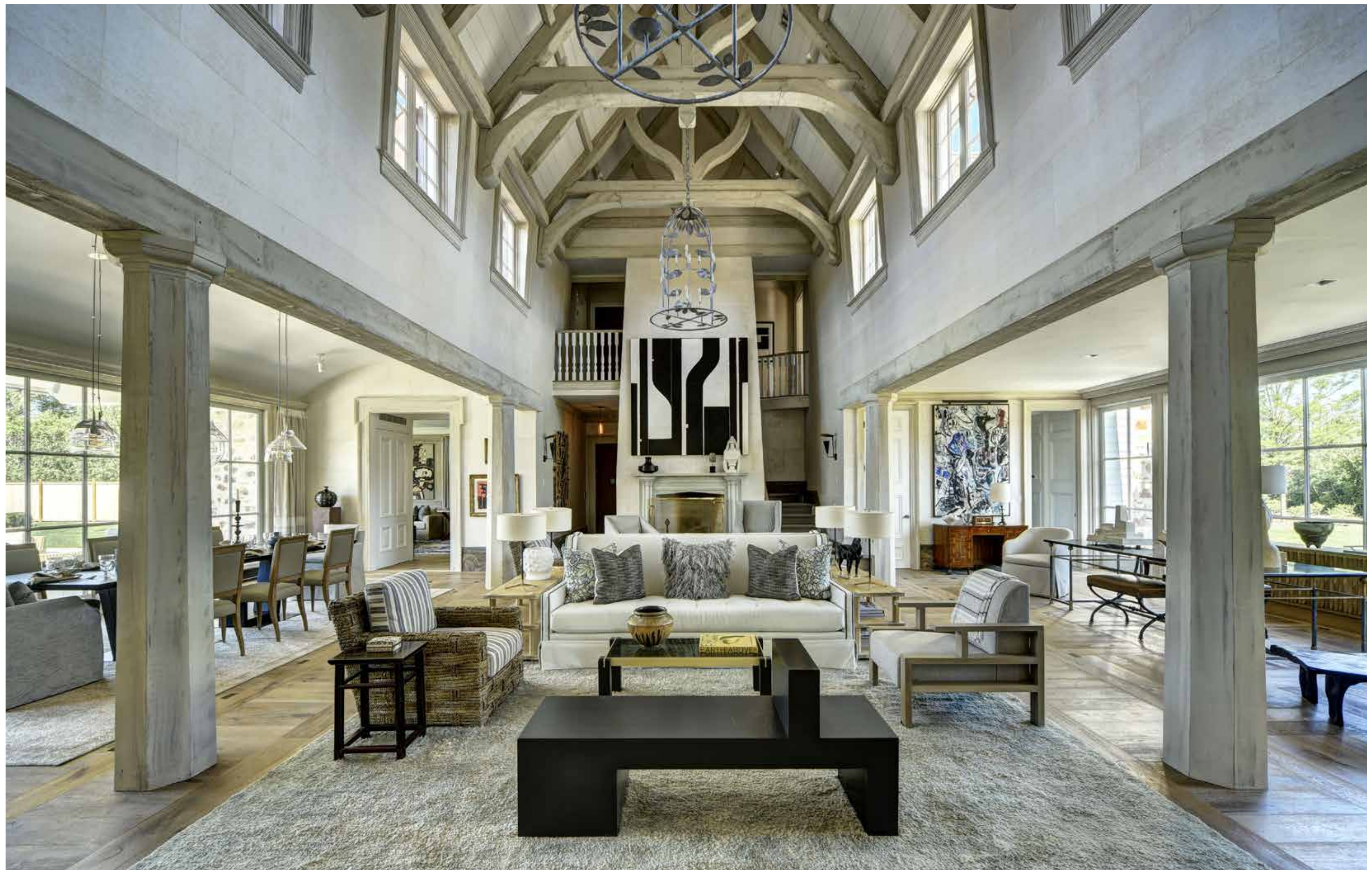
WEB# 27099

First Floor

- Entry Hall
- Powder Room
- Mudroom
- Great Room
- Dining Room
- Living Room
 - Grisailles Painted Trim
 - Handmade Parchment Papered Walls
 - Antiqued Parquetry Wood Floors
- Gallery
- Den
- Terrace
- Porch Cochere
- Laundry Center
- Kitchen with:
 - Custom Cabinets with Cerused Oak Island and Cabinet Doors with Embedded Scrim
 - Breccia Imperiale Counter Tops
 - Dual Gaggenau Refrigerators
 - Custom Steel Vent Hood
 - Thermador Gas Range
 - 2 Miele Dishwashers
 - Thermador Microwave
 - Fireplace
 - Kitchen Gallery
 - Eat-in Area with Banquette
- Grand Master Bedroom with:
 - Gas Fireplace
 - Large Walk-in Custom Closet System
 - Sitting Area
 - Custom Wall Upholstery
- Master Bathroom Ensuite:
 - Soaking Tub
 - Steam Shower
 - Dual Sinks
 - Lefroy Brooks Fixtures
 - Dressing Table with a Magnifying Mirror
 - Marble Slab Walls and Lacquer Finishes





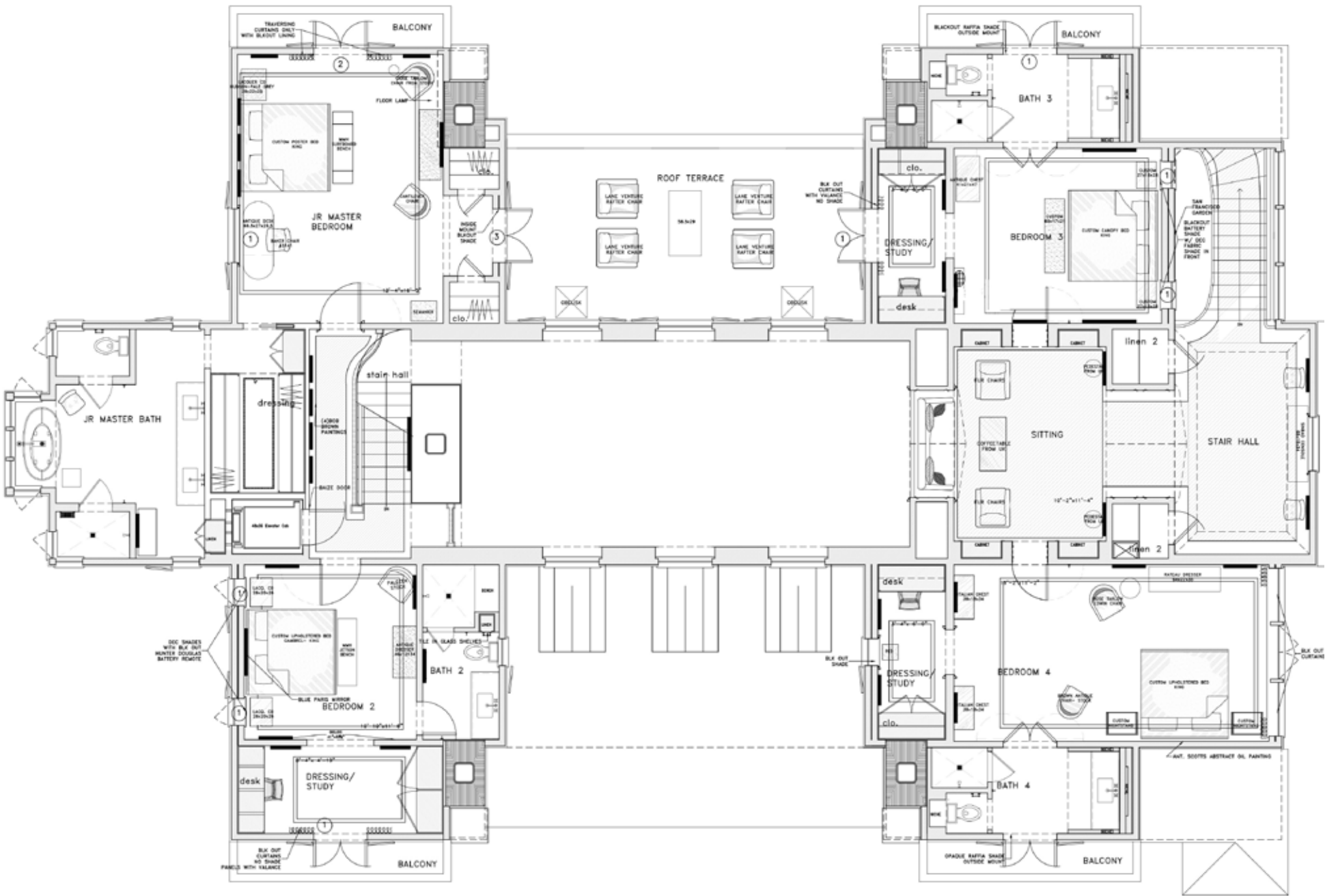






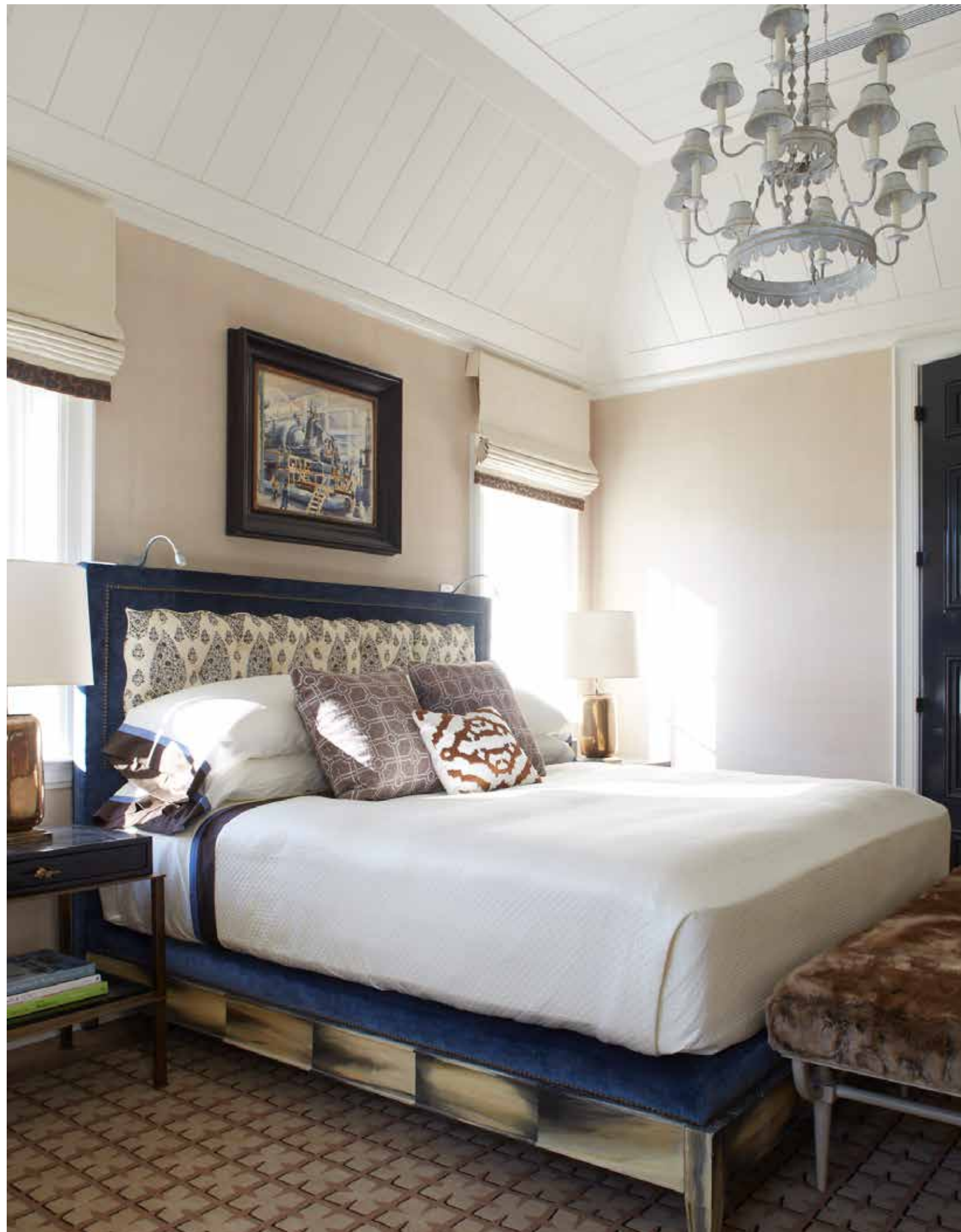
Second Floor West Wing

- Antiqued Hand Hewn Oak Flooring
- High Gloss Lacquered Doors with Custom Hardware
- All Bedrooms Have Decorative Wall Finishes, Exposed Rafter Ceilings and Custom Designed Wool Rugs
- Guest Master Bedroom with:
 - Exposed Beamed & Rafter Ceiling
 - Private Terrace with Lounge Seating
 - Custom Walk-in Closet System
 - Walls of Silver Grass Paper
 - Vintage 1940's French Cabinet Retrofitted with Velevet Lined Drawers and T.V. Stand
 - Cylindrical Leather 1940's French Bureau-Plat
 - Both Pieces Above Attributed to Andre Arbus
- Guest Master Bathroom Ensuite with:
 - Honed Marble Mosaic Flooring
 - Free Standing Tub
 - Dual Sinks
 - Lefroy Brooks Fixtures
 - Custom Vanity & Built-in Linen Cabinet
- Southwest Ensuite Guest Bedroom with:
 - Separate Dressing Room with Custom Made Furniture Utilized as Closet and Desk Area
 - Private Terrace



Second Floor East Wing

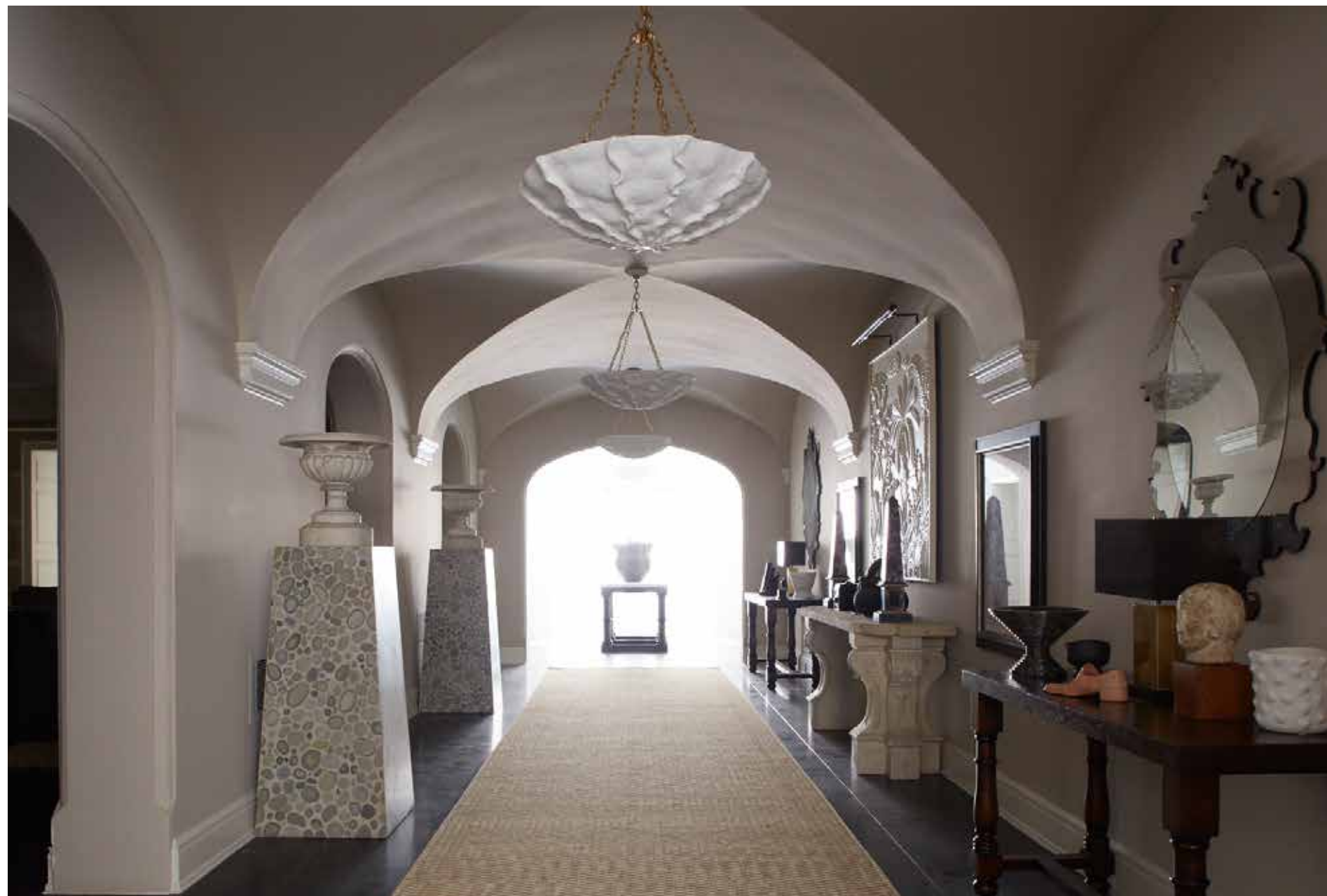
- East Wing Offers Shared Sitting Room with Custom Hand Painted Finsihed Bookcases
- All Bedrooms Have Separate Dressing Room with Custom Made Furniture Utilized as Closet and Desk Area
- All Bedrooms Have Decorative Wall Finishes, Exposed Rafter Ceilings Extraordinary Furniture,Lighting, Accessories and Hand Woven Wool Custom Carpets
- All Bathrooms Have Bespoke Furniture Style Vanities, Inlaid Silver Travertine Marble Flooring, High Volume Showers, Custom Window Treatments and Blackout Shades
- Northeast Ensuite Guest Bedroom with:
 - Important English Mid-Century Dresser
 - Custom Vellum Night Tables
 - Private Terrace
- Southeast Ensuite Guest Bedroom with:
 - Cerused Black Oak Dresser
 - French Mid-Century Fur Covered Arm Chair
 - Private Terrace



Lower Level

- Groin Vaulted Hallway Ceiling
- Basalt Stone Flooring
- Home Theater with 120” Wide Screen Mini-Kitchen, Luxurious Fabric Covered Stadium Seating and Belgian Carpeting
- Living Area with:
 - Custom Billiard Table
 - Fireplace
 - Scratch Coat Plaster Walls with Decorative Finish
 - Built-in T.V.
 - Black Lacquered Doors with Custom Hardware
- 2 Additional Ensuite Guest Bedrooms with Marble Bathrooms, Vintage & Antique Furniture, Sitting Area, Lacquered Walls, Handblocked Wall Covering
- Powder Room with Half Bathroom
- Laundry Room
- Mechanical Rooms





70 Matthews Lane

As Described by James Michael Howard

“Down a long flag lot, sits an extremely private and secluded white Southern style house facing the sun. The site folds to the west and so it was decided that it should be a house with 4 fronts. It was the collaboration of a Southern designer, Southern architect and local gardener/ designer. The design team of Bobby McAlpine, Michael Derrig and myself, met frequently to place the correct size house within groups of elm, honey locust, boxwood parterre, espalier, and climbing hydrangeas. We mutually decided to avoid the cliché of brick, natural cedar, and bluestone. The house is painted in buff with sky blue shutters and doors and sashes in black green. In keeping with its Southern roots, Tennessee Valley stone was chosen for the foundation course and 6 chimneys and Michael found just enough reclaimed antique cobblestone for the Porte-Cochere. Oversized windows and doors allow massive amount of light inside creating rooms that are warm and lovely. Antiqued timber trusses and floors were placed adjacent to hand made parchment wall coverings, limed oak walls and fabric walls with tiny nail heads. Most of the furniture is custom as are all of the hand made Tibetan carpets. Once the floor plans were finalized, I planned a buying trip to Paris and England.” -JMH

Vintage Items

- | | | |
|---|---|--|
| <ul style="list-style-type: none">- Brutalist Bleached Oak Enfilade- Massive Steel Poillerat Style Gallery Table- Pair of Klismos Chairs- Kingwood Desk with Paw Feet- Mastercraft Bronze Center Table- Pair of Paul McCobb Lacquer Chairs- Giacometti Style Bronze Console, Cocktail Table, Light Fixtures and a Pair of Bronze Etageres- Perspex Cocktail Tables | <ul style="list-style-type: none">- Black Forest Hand Carved Twig Chair- 1940's Fruitwood Library Table- Pair of Scagliola Pedestals- Very Important Block Front Italian Chest in The Style of Arbus- Pair of 1950's Italian Lacquer Chrome Low Cabinets- A Plethora of Mid-Century Arm Chairs- Italian Fruitwood Hourglass Table with Marble Top | <ul style="list-style-type: none">- Andre Arbus Leather Desk from 1940- 1940's Paola Buffa Style Cabinet Converted to a TV Armoire with Velvet Interiors- Ebonized lacquer Chinese Cabinets- Willow Carved Center Table- Raffia Karl Mann Cocktail Table- Orkney Child's Chair- Belgian Stripped Oak Bombe Armoire |
|---|---|--|

Important Contemporary Furniture Includes

- | | | |
|---|--|--|
| <ul style="list-style-type: none">- Italian Lacquered Low Cabinet with 4 Pyramid Doors- Nearly All of The Seating was Custom Designed for Each Location, to be Unique and Have Maximum Comfort- Andrianna Shamaris Modern Organic Chaise Lounge | <ul style="list-style-type: none">- Steel Round Table with Delicate Undulating Details- Heavily Distressed Custom Platinum Leaf Cocktail Table- John Himmel Straw Chairs- Custom Ebonized Sculptural Bench- Custom Pair of Bronze Cylindrical Consoles | <ul style="list-style-type: none">- Black Cerused Oak Drawer Cabinet- Pair of Kara Mann Fur Chairs- Extraordinary Steel Table with Cast Gilt Bronze Ornaments- Multiple Custom Nite Tables in Bronze, Bleached Oak, Vellum and Shagreen- A Custom Designed Billiards Table In The Lower Level Drawing Room- Pair of Quill Mirrors from South Africa |
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Artworks

Not Included In Sale Price, Some Available for Sale

- Jim Dine Robes in Red and Charcoal
- Kimo Minton Abstract Painting on Wood
- Hans Hoffman Work on Paper
- Massive Black and White Caio Fonseca Oil on Canvas
- Nicolas Carone Oil on Canvas
- Karel Appel Work on Paper
- Rudolf Stingel Work on Paper
- 10' long Tom Dash American Flag Made of Images of Kate Moss

- Large Unique Collaboration Between Andy Warhol & Basquiat Work on Paper
- Multiple Oversized Richard Giglio Collages
- Sam Still Rapidograph
- Multiple Large Sculptural Works in Glass and Mirror
- Very Important Collection of Plaster Sculptures by Frederick Leslie Kennet
- Large Keith Haring Photograph by Tseng Kwong Chi

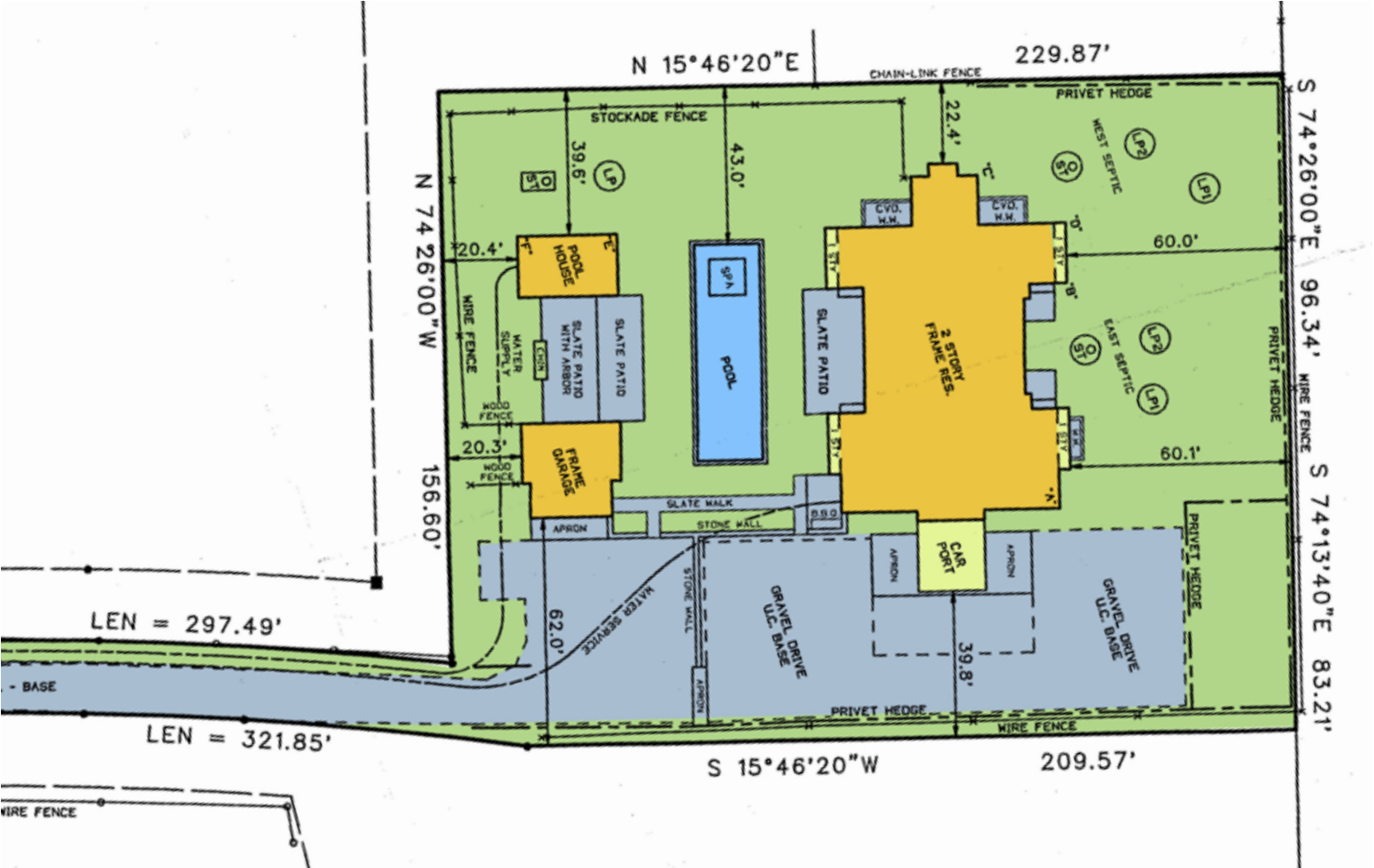
- Large James Bohary Oil on Canvas
- Pair of Otto Neumann Works on Paper
- Pablo Picasso Work on Paper
- Peter Joyce Acrylic on Paper
- Geoffrey Robinson Cubist Collage
- Multiple Contemporary Watercolor and Acrylic Works on Paper

Custom Designed Features

- Porches Off Every 2nd Floor Bedroom So You Can Open the Doors and Let The Light and Air Saturate The Interiors
- Lutron lighting System and Control 4 Integration
- Remote Window Shades
- Master Bath Walls are Slabs of Marble and High Gloss Lacquer
- All Vanities and Most Closets Were Styled to Resemble Mid-Century Fine Furniture in Bleached Oak, Wenge, Shagreen, Mirrored Stainless and Reverse Painted Glass, and Bronze

- Custom Bookcases with Leather Doors and Nail Trim, Kitchens Contain Glass Impregnated with White Scrim
- Soaring Timber & Ceilings; Basement has Groin Vaulted Ceilings, Floating Stairs
- Heated Bath Floors and Porches
- Deer Protection
- Geothermal HVAC System & Custom Designed HVAC grilles
- Aged Inlaid Parquet Floor Finishes, Custom Mosaic Marble Flooring
- Custom Mahogany Windows and Doors with European Style Hardware & Custom Shutters

- Unique Pivot Front Door
- Massive Amount of Soundproofing
- Professional Appliances
- Antique Collections of Danish and English Treenware, Marmarino Plaster Finishes
- The Most Luxurious Fabrics for Furniture, Curtains, Shades and Bedding Available in Colors of Oatmeal, Linen, Flax, Wheat and Azure and a Custom Leather Banquette in the Kitchen Breakfast Area with Vendors like Holland & Sherry Bespoke, Romo USA, Cowtan and Tout Matouk, etc.





Southampton to Montauk...Sagaponack to Shelter Island The Hamptons for Buyers, Sellers, Renters & Investors



MD-LD: \$850K | July-LD: \$775K
Aug-LD: \$425K | July: \$350K

70 Matthews Lane
Bridgehampton

1.10 acres / 8,700 SF+/-

7 bedrooms / 7 bathrooms / 2 Half Baths

Tax Map: 0900-087.00-02.00-017.003

Yearly Taxes: \$18,980/YR

For more pictures, video and info visit:

myhamptonhomes.com/86813

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