

# M & M Custom Homes Offers New Construction w/ Pickleball

43 Middle Pond Road, Southampton



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#### M & M CUSTOM HOMES OFFERS NEW CONSTRUCTION W/ PICKLEBALL

**Southampton.** M & M Custom Homes is well under way on construction on the second of 3 superlative homes being built in an exclusive waterfront enclave in Southampton. 43 Middle Pond will exhibit the ultimate four-season Hampton experience in a private setting offering generous room sizes, masterful construction and exquisite finishes throughout nearly 6,000 SF on three levels of superbly finished space. The wood clad residence welcomes all through a double height foyer as beautifully finished white oak floors spread out to find an open floor plan offering a living room warmed by its own fireplace and the fully equipped kitchen with professional appliances including large center island with seating, custom acrylic cabinetry, stone/quartz countertops, 48" stainless steel Sub-Zero refrigerator/ freezer, 48" Wolf range, 2 dishwashers and 2 sinks. Flanking this fabulous kitchen is a breakfast area and a butler's pantry leading to a formal dining room under a decorative ceiling. A guest suite, powder room and a two-car garage. serviced by a unique mudroom offering sauna and pool bath, complete the first floor. Upstairs the master wing, running from the front to the back of the residence, offers a large bath with soaking tub, shower room and radiant heat, a dressing room, a pair of walk-in closets and a generous sleeping chamber. Three additional guest bedrooms, each with baths ensuite and a laundry room round out the second floor. An open staircase runs to the lower level that additionally offers a bedroom suite, recreational space, gym area and a tiered home theater with state-of-the-art audio/ video system. Outside ample covered and uncovered stone terracing overlooks the 20' X 40' heated Gunite pool with spa, set within a cool, porcelain tile surround, all framed by a professional landscape package and verdant lawn which also hosts a pickleball court. Additional amenities include 400-amp electrical service, 4 zone HVAC, central vac, foyer chandelier lift, Marvin windows, 6 zone Sonos system, high efficiency LED lighting throughout and low voltage set up for cable TV and WIFI. With a real dearth of new construction in this price range south of the highway, much less in a waterfront community with pickleball, coupled with the ability to still customize the finished product to suit your tastes and personality, now is the time to contact us for more information or your own private tour of this soon to be sensational estate. **WEB #886503**



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# Property Specs

## BASIC HOUSE / PROPERTY INFORMATION

- Built 2023
- Traditional
- Hardie Board Plank Exterior
- Asphalt Shingled Roof
- 2 Stories w/ Finished Lower Level
- .81 Acres
- 6,000 SF+/- on 3 Levels
- 6 Bedrooms
- 7 Full, 1 Half Bathrooms
- 1 Fireplace
- 20’x40’ Heated Gunite Pool w/ Spa
- Pickleball Court
- 2 Car Garage
- Stone Driveway

## FIRST FLOOR

- Double Height Entry Foyer w/ Coat Closet
- Living Room with Fireplace
- Formal Dining Room
- Powder Room
- Kitchen (See Details Below)
- First Floor Guest Bedroom w/ Full Bath, Heated Floors + Closet
- Mud Room w/:
- Sauna
- Pantry
- Coat Closet
- Pool Bathroom

## KITCHEN

- Eat-In Kitchen with:
  - Quartz Counter Tops
  - Large Center Island w/ Seating for 4
  - Breakfast Area Opening to Covered Porch
  - 48” Sub Zero Refrigerator / Freezer
  - 48” Wolf Stove w/ 6 Burners
  - 2 Cove Dishwasher
  - Butler’s Pantry
  - Extensive Custom Acrylic Cabinetry

## SECOND FLOOR

- Primary Bedroom Suite with:
  - Entry Vestibule
  - Sleeping Chamber
  - Dressing Room
  - 2 Walk-In Closets
- Master Bathroom with:
  - Heated Floors
  - Dual Sinks
  - Separate Water Closet
  - Large Soaking Tub
  - Walk-In Shower
- 3 Additional Bedroom Suites with:
  - Full Bath
  - Closets

## LOWER LEVEL

- Home Theater
- Gym / Workout Area
- Recreation Area
- Guest / Staff Bedroom w/:
- Full Bathroom
  - 2 Closets
- Storage Area w/ Walk-Out
- Mechanical Room

## OUTDOOR AMENITIES

- Covered & Open Porcelain Patios
- 20’ x 40’ Heated Gunite Pool w/ Spa & Porcelain Surround
- Pickleball Court
- Gas Hook up for Outdoor Kitchen

## MECHANICAL / TECHNICAL ASPECTS

- 4 Zone Forced Air Heat
- 4 Zone Central Air Conditioning
- 300 Amp Electrical Service
- Solar Roof Panels
- Public Water
- Central Vacuum
- Irrigation System
- Low Voltage Setup for Cable TV & Wi-Fi
- LED Lighting Throughout
- Natural Gas
- 6 Camera Home Security System
- 6 Zone Sonos Sound System



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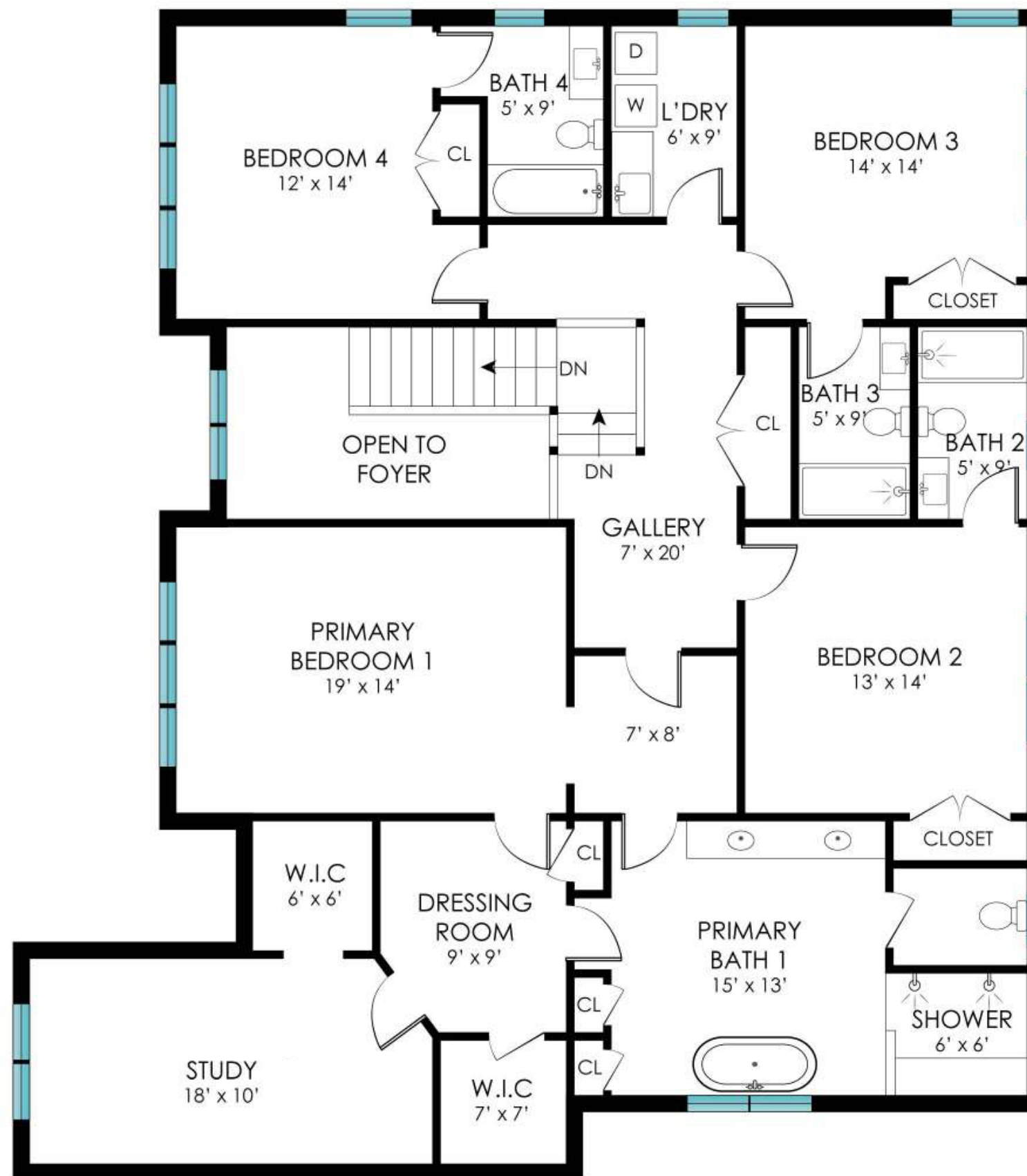


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SECOND FLOOR PLAN





LOWER LEVEL





**\$4.695M**

43 Middle Pond Road,  
Southampton,

0.92 acre / 7,000 SF+/-

6 bedrooms / 6.5 bathrooms

**Tax Map: 0900-234.000-100.00-015.000**

For more pictures, video and info visit:

[myhamptonhomes.com/902129](http://myhamptonhomes.com/902129)

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