

A NEW EAST HAMPTON FULLY FURNISHED ESTATE BY JAMES MICHAEL HOWARD

9 Hither Lane, East Hampton



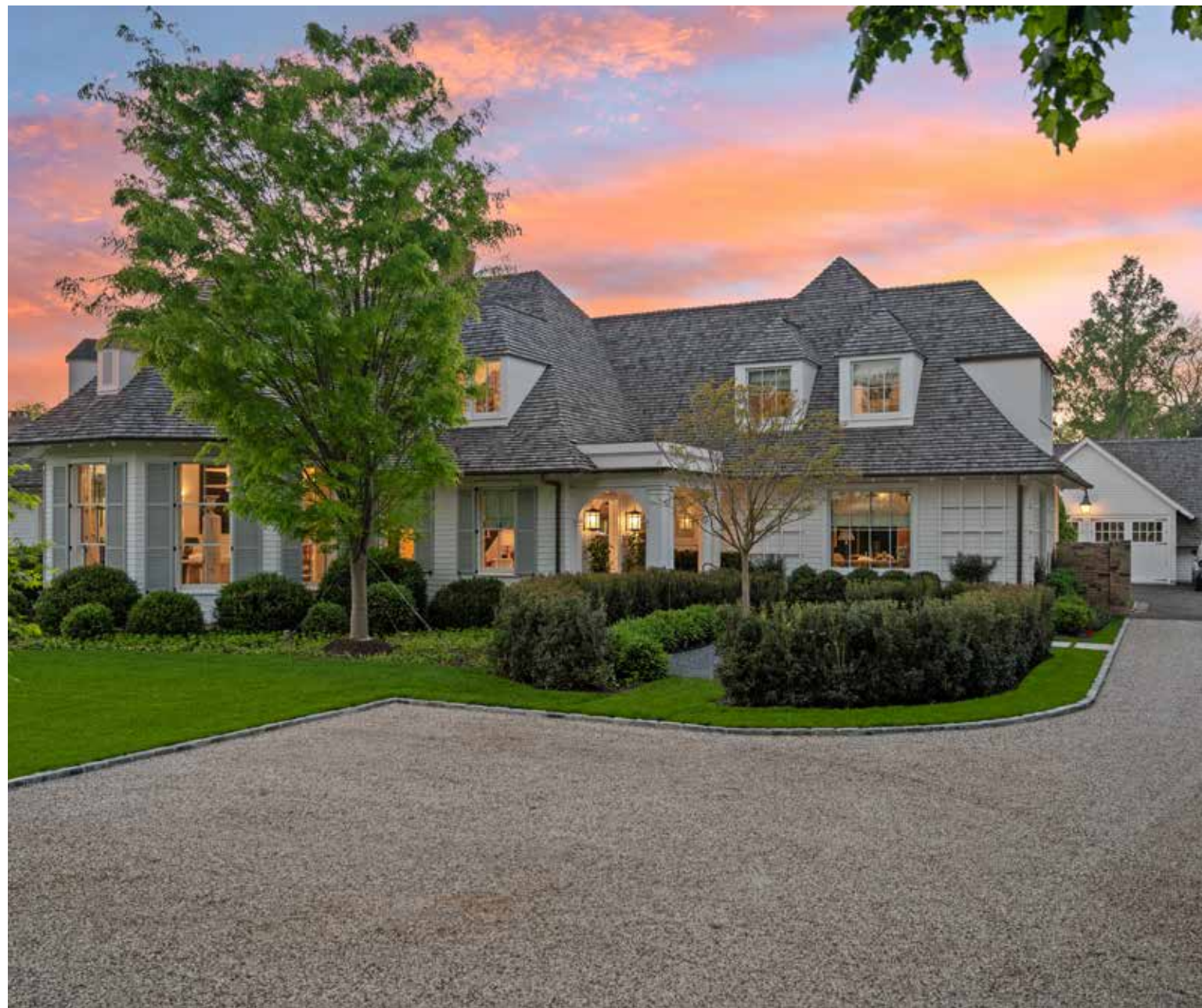
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East Hampton. Nestled majestically on 1.12+/- acres along highly coveted Hither Lane, James Michael Howard's architectural masterpiece stands as a testament to timeless elegance and classical inspiration. A sprawling 11,644 SF+/- residence, which could not be reproduced in this location, offers a rare opportunity for a once-in-a-lifetime experience. Upon arrival, guests pass through stone columns, leading to a sanctuary of luxurious amenities including a heated Gunite pool, pool house, and a detached 2-car garage with meticulously finished interior loft space, clad with old barn boards. Every inch of this fully furnished home, curated by Howard himself, exudes opulence and sophistication, offering 8 bedrooms, 8 full and 1 half bathrooms, and an elevator servicing three levels of unparalleled living space. Stepping inside over bleached quarter sawn white oak floors, one discovers a grand entrance featuring a double-height foyer and gracious staircase. The drawing room meticulously adorned by the expert touch of the renowned designer features a fourteen-foot ceiling, custom fireplace by Jam of London as well as a host of bespoke furnishings. The chef's kitchen is a culinary triumph, equipped with top-tier appliances including two 36" sub-zero refrigerator/freezers, 55" Lacanche 5 burner, double oven stove, 30" Wolf speed oven, a 30" Wolf electric oven, a pair of Cove dishwashers, a large center island with oversized Mick de Giulio sink, all set amidst luxurious marble and glass infused countertops ending with a charming windowed 12 seat banquet. The handsome family room offers another custom fireplace, 72" TV and comfortable seating to savor it all. The main floor's primary suite is a retreat of unmatched elegance, complete with a steam shower, tub, European style walk-in closets, and a cozy fireplace. Ascend to the second level to discover a featured guest suite with fireplaced bathroom and three additional en-suite bedrooms, one of which features a private balcony offering breathtaking views of the grounds. Creativity knows no bounds in the expansive lower level, where a billiard room with gas fireplace, screening room and 3 additional guest bedrooms await. A covered outdoor living room with beige madras stone patios overlooks the 48' X 18' heated Gunite pool with sun shelf, separate spa, pool cabana with a wood-burning fireplace, creating a serene oasis embraced by a meticulously manicured landscape design installed by Verderber's Landscape Nursery. This magnificent estate, situated less than a mile from the ocean and moments from village amenities, shops, and restaurants, offers a lifestyle of unparalleled grandure and refinement. To deeply appreciate the splendor of this Hamptons offering, a personal viewing is necessary. Contact us today for a glimpse into the epitome of Hamptons living.



PROPERTY DETAILS & AMENITIES

BASIC HOUSE / PROPERTY INFORMATION

- Completed 2024
- Traditional
- 1.12 Acres
- 11,600 + Sq. Ft on 3 Levels of Interior Space
- 8 Bedrooms
- 8 Full Bathrooms | 2 Half-Bathrooms
- Elevator Servicing 3 Levels.
- 6 Fireplaces
- Finished Lower Level
- Hand Split Cedar Roof
- Cedar Shingle Siding
- Bleached Quarter Sawn White Oak Floors
- Heated 48' X 18' Gunite Pool + Detached 8' X 8' Spa
- 2-Car Detached Garage
- Gated Stone Driveway
- Taxes: N/A

FIRST FLOOR

- Entry Hall with Painted Wood Floors
- Dramatic Staircase
- Formal Living Room w/:
 - o Custom Wood Burning Fireplace
 - o 14 Ft Ceiling
- Kitchen (Details Below)
- Formal Dining Room
 - o Unique Oval Configuration
 - o Custom Dining Table w/ Seating for 12
 - o Adjacent Bar w/Refrigerator
 - o Extensive Custom Cabinetry
- Family Room with
 - o Fireplace
 - o Large Screen TV
 - o Coffered Ceiling
- Primary Wing w/:
 - o Fireplace
 - o King Bed
 - o Luxurious Bathroom w/
 - Copious Custom Cabinetry
 - Steam Shower
 - Radiant Heat
 - Dual Vanities
 - Soaking Tub
 - Dual Water Closets
 - o European Style Walk-in Closets
- Mudroom w/ Heated Floors
- Elevator
- Powder Room

KITCHEN DETAILS

- Custom Eat-In Kitchen w/:
 - o Center Island w/
 - Seating for 4
 - Glass Countertop
 - Oversized Mick de Giulio Sink
 - o 2 Subzero 36' Refrigerator/Freezers
 - o 55" Inch 5 Burner/Double Oven Lagange Range
 - o 2 Cove 24" Dishwashers
 - o 30" Wolf Speed Oven
 - o 30" Wolf Electric Oven
 - o 10 Seat Breakfast Window Banquet
 - o Inset Wall Mounted TV
 - o Marble Counters
 - o Wine Closet

SECOND FLOOR

- Gallery
- Elevator
- Feature Guest Suite w/:
 - o Intricate Whitewashed Wood Clad Ceiling
 - o King Bed
 - o 3 Walk In Closets
 - o Console w/ Pop Up TV
 - o Bathroom with
 - Soaking Tub
 - Dual Vanities w /Polished Nickel Hardware
 - Shower
 - Water Closet
 - Gas Fireplace
- Back Guest Bedrooms West w/:
 - o King Bed
 - o Console w/ Pop Up TV
 - o Full Bathroom w/ Shower
 - o Closet
- Back Guest Bedroom East w/:
 - o King Bed
 - o Inset TV
 - o Private Balcony
 - o Full Bathroom w/ Tub/Shower Combination
 - o Closet
- Corner Font Bedrooms w/:
 - o Queen Bed
 - o Wall Mounted TV
 - o Full Bathroom w/ Shower
 - o Walk - In Closet
 - o Arched Doorways

LOWER LEVEL

- 14 Seat Screening Room
- Living Room w/:
 - o Gas Fireplace
 - o Large Screen TV
 - o Custom Billard Table
- North Bedrooms w/
 - o King Bed
 - o Bath Ensuite w/ Shower & Water Closet
 - o TV
 - o Oversized Window Well w/ Decorative Stone Walls
- South Bedroom w/
 - o King Bed
 - o TV
 - o Full Bath w/ Tub/Shower Combination & Water Closet
 - o Oversized Window Well w/ Decorative Stone Walls
- Bedroom w/ 4 RopeTwin Beds
- Spa Bath w/ Steam
- Oversized Marble Laundry Room w/ 2 Sets Washer/Dryers
- Elevator

OUTDOOR AMENITIES

- Covered Living Room
- 48' x 18' Heated Gunite Pool w/:
 - o 8' Sun Shelf
 - o Separate 8' X 8' Spa
- 313 + Sq. Ft. Cabana w/:
 - o Half Bath
 - o Wood Burning Fireplace
 - o Outdoor Shower
- Gated Entry w/ Stone Columns
- Beige Madras Stone Patios
- Detached 2 Car Garage w/:
 - o Antique Timbers
 - o Cladding from Retro Fitted Ohio Barn
- Exterior Stone Walls w Oculus Penetrations
- Custom Lighting

MECHANICAL / TECHNICAL ASPECTS

- Lutron Motorized Window Shades
- Forbes & Lomax Custom Light Switches
- Radiant Heated Floors Primary Bathroom & Mud Room
- Geo-Thermal 8 Zone HVAC
- Public Water
- Public Gas
- Security System
- Irrigation System

CREATIVE

- Creative Director & Interior Design: James Michael Howard Inc.
- Landscape: Verderber's Landscape Design



FURNISHING DETAILS

GREAT/LIVING ROOM

- Real Andre Arbus Book
- Bureau Plat (Desk)
- Custom Star Knobs - Solid Brass Star Pulls & Chain Lifts On Windows
- Fabiola Jean Louis - Portrait of Girl
- Real Louise Nevelson (Black Artwork on Side Wall)
- Wallpaper Custom Made and Placed So Everything Around Entire Room Is Even
- Built-In Speakers on The Wall
- Italian 18th Century (Brown Circular Side Table) Made Of Burlwood
- Hand Painted Base to Look Like Fossil Stone
- Center Table Made of Palm (One Of The Rarest Woods In The World)
- Stump Tables from Guinevere (London)
- Frits Heningson Copy Armchairs - Wildly Iconic
- Mallett Antiques from London
- Custom Made Sofa by James Michael Howard (JMH)
- Fireplace With End Irons by Diego Giacometti (Switzerland)
- Mantel Made by Jam (London)
- George III Chair (Brown Leather Chair from Saladino)

FAMILY ROOM

- Vintage 1940s Enfilade Below Tv
- Fireplace Brass Zig Zag End Irons by John Lyle And Inlaid Fire Brick
- Satin Wood and Leather Games Table
- Selenite Custom Chandelier Lights
- 75" TV
- Paneled Room and Coffered Ceiling
- Surround Sound
- Claude Lalanne Posts (White Parrot Post When Entering Great Room)

DINING ROOM

- Emile Jacques Ruhlman Chairs
- Cabinetry Loren Green Lacquer
- Dining Table Inspired by Jansen
- Italian Light Fixture Vintage
- Tobacco Leaf Cabinet with Palm Wood Handles
- Custom Silver Travertine Console
- Antique Hand Made Mirror in Cornice
- Embroidered Linen Curtains and Shades
- Custom Rugs for All Rooms
(Takes about Year in Advance | Many Rugs Are From Nepal)

FIRST FLOOR PRIMARY SUITE

- Brutalist Style Table in Hallway to Primary Room
- Chesney's Marble Nero Marquina Mantel (London)
- Pair of Vintage Shagreen Side Tables - In the Style of Marcel Coard
- Vintage Sconces Around TV
- Cabinets in Faux Ivory
- Custom Vanities in Stainless and Antique Brass with a Tesserae Flooring
- Vintage Bench in Dutch Metal
- Silver and Glass Table in The Style of Jacques Quinet
- Corner Ceiling Mirrors in The Style of John Soane
- Domed Ceiling
- 20th Century Italian White Chairs at Fireplace (Circa 1950)
- Curtains with Embroidered Design by Custom Coco Chanel Dress

COVERED PATIO

- Karl Springer Style Chairs
- Klismos Style Outdoor Metal Chairs

SECOND LEVEL LANDING

- 1930s French Restored Cabinet with Anigre Wood
- Zuber Murals
- Rondels
- Brass Chandelier with Selenite Made By JMH
- 1940s Walnut French Enfilade
- Karl Springer Mirror

BATHROOM

- JMH Made Vanities - Nothing Like Them Anywhere Else
- Most Plumbing Is Lefroy Brooks
- Gas Fireplace

REAR MIDDLE BEDROOM

- Art Deco with Pop Up Tv
- Antique Chairs
- Blackout Shades - Automatic
- Custom Made Wallpaper to Look Like Tree Wood

SOUTHEAST CORNER BEDROOM

- Only Queen Bed and Full Bed (French Mattress) In The Window
- Vanity Made of Palm
- Lutron Shades
- Pushed Out Dormer to Add Space to Room
- Vintage Python Side Tables
- Paolo Buffa Chair Italy 1940s

NORTHEAST CORNER BEDROOM

- Upholstered Walls
- Vintage Dresser
- Painted Glass Chandelier to Match The Room
- Private Balcony
- Copy Of Emilio Terry Chairs on Outdoor Balcony
- Bathroom With Blue Marble and Vintage Chandelier
Bathtubs Are on Each Floor (Bedroom 3 Second Floor, Primary, Bedroom 4 In Lower Level)

LOWER LEVEL

- Custom Made One-of-a-Kind Pool Table By James Michael Howard (Blatt Style)
- Domino Marble Fireplace Mantel
- Vintage Side Tables
- Vintage Fruitwood Chairs
- Burlwood Cabinet from The 1960s
- Custom Rug
- Theme of Rock Stars (Mick Jagger, Beatles, Bob Dylan, Jimmy Page, Johnny Cash, Ray Charles, Madonna)
- Big Laundry Room Dual Washers/Dryers & Marble Countertops
- Pedestal Sinks by Water Monopoly
- Bunk Room w/
 - 4 Rope Beds Custom by James Michael Howard
 - Nautical Accessories with Flags from Old Boats
- Brass Envelope Sconces









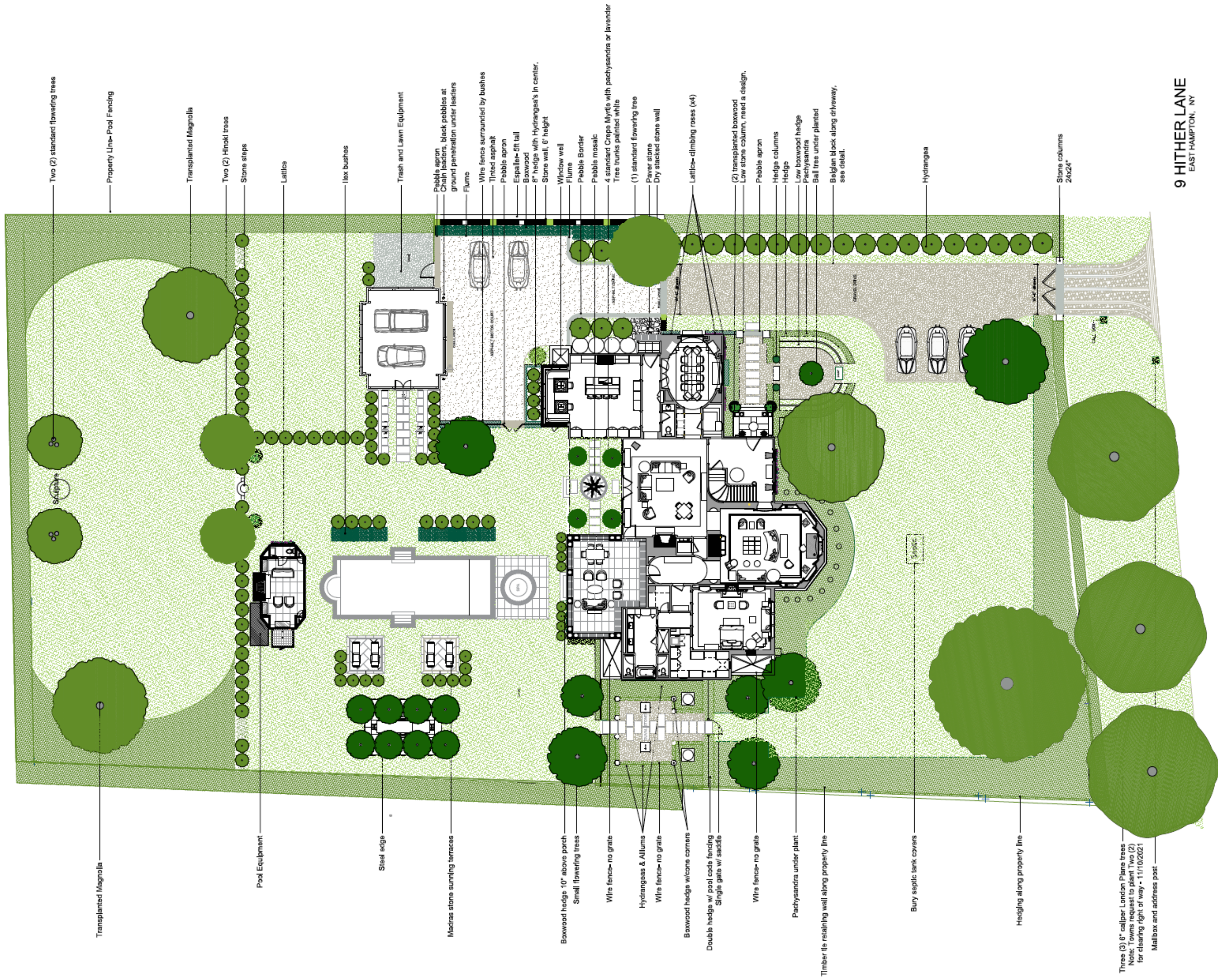












Two (2) standard flowering trees

Property Line - Pool Fencing

Transplanted Magnolia

Two (2) Hinoki trees

Stone steps

Lattice

Ilex bushes

Trash and Lawn Equipment

Pebble apron
Chain leaders, black pebbles at
ground penetration under faucets

Flume

Wire fence surrounded by bushes

Tinted asphalt

Pebble apron

Espalier- 5ft tall

Boxwood 8' hedge with Hydrangea's in center,

Stone wall, 6' height

Window well

Flume

Pebble Border

Pebble mosaic

4 standard Crepe Myrtles with pachysandra or lavender

Tree trunks painted white

(1) standard flowering tree

Paver stone

Dry stacked stone wall

Lattice-climbing roses (x4)

(2) transplanted boxwood

Low stone column, need a design,

Pebble apron

Hedge columns

Hedge

Low boxwood hedge

Pachysandra

Ball tree under planted

Belgian block along driveway,
see detail.

Hydrangea

Stone columns
24x24"

Transplanted Magnolia

Pool Equipment

Steel edge

Madras stone sunning terraces

Boxwood hedge 10" above porch

Small flowering trees

Wire fence- no grate

Hydrangeas & Alliums

Wire fence- no grate

Boxwood hedge w/cone corners

Double hedge w/ pool code fencing
Single gate w/ saddle

Wire fence- no grate

Pachysandra under plant

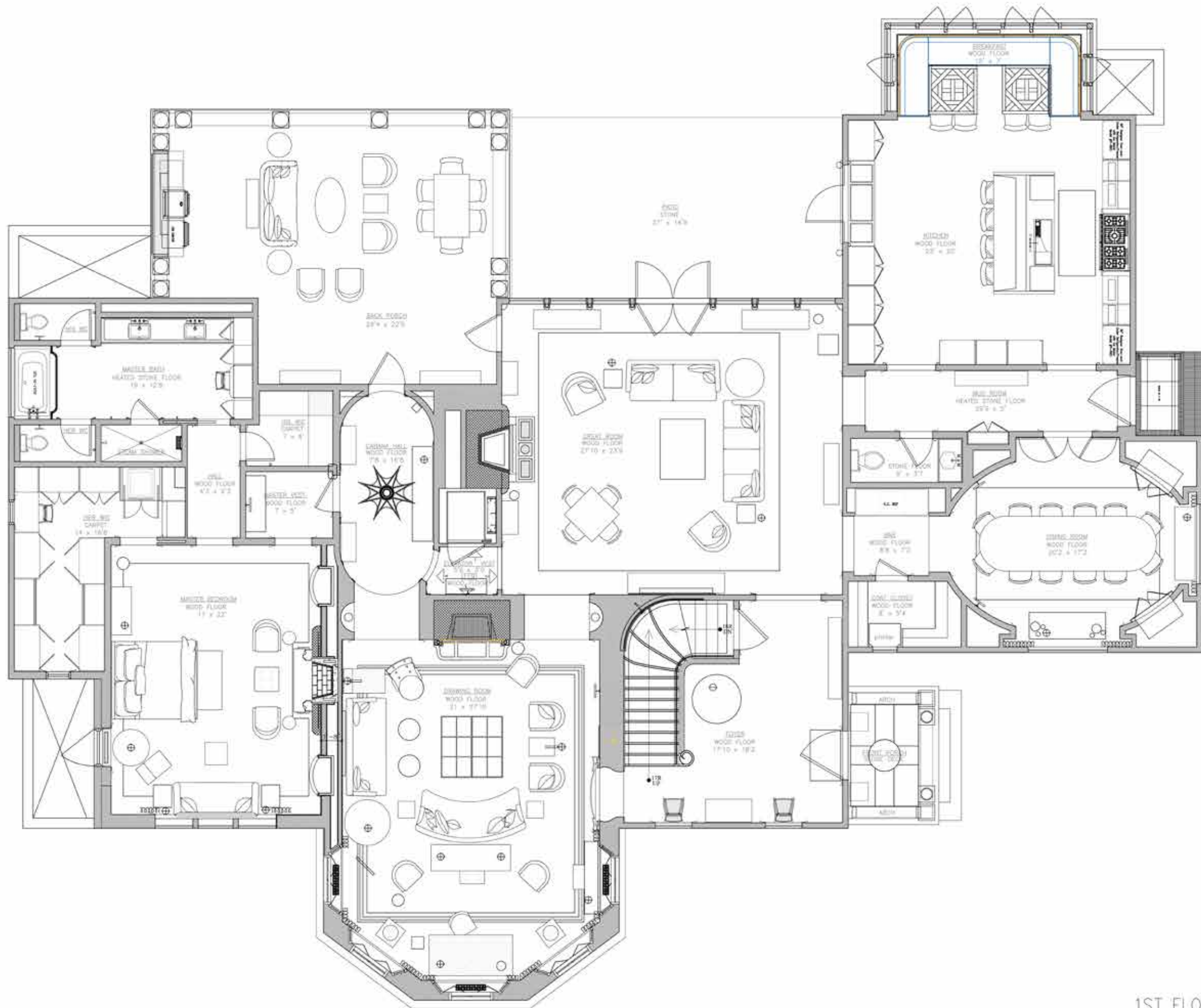
Timber tile retaining wall along property line

Bury septic tank covers

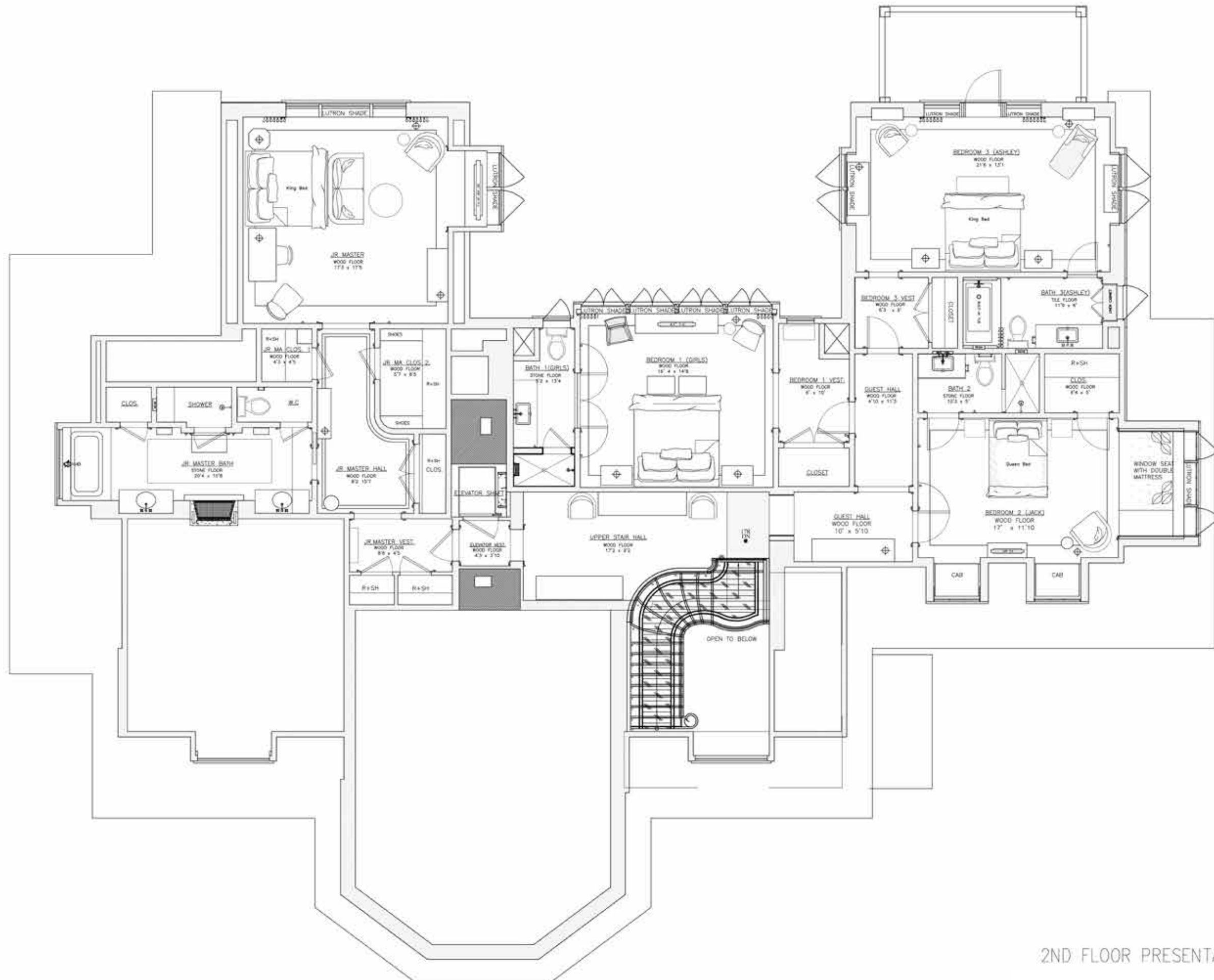
Hedging along property line

Three (3) 6" caliber London Plane trees
Note: Towns request to plant Two (2)
for clearing right of way - 11/10/2021
Mailbox and address post

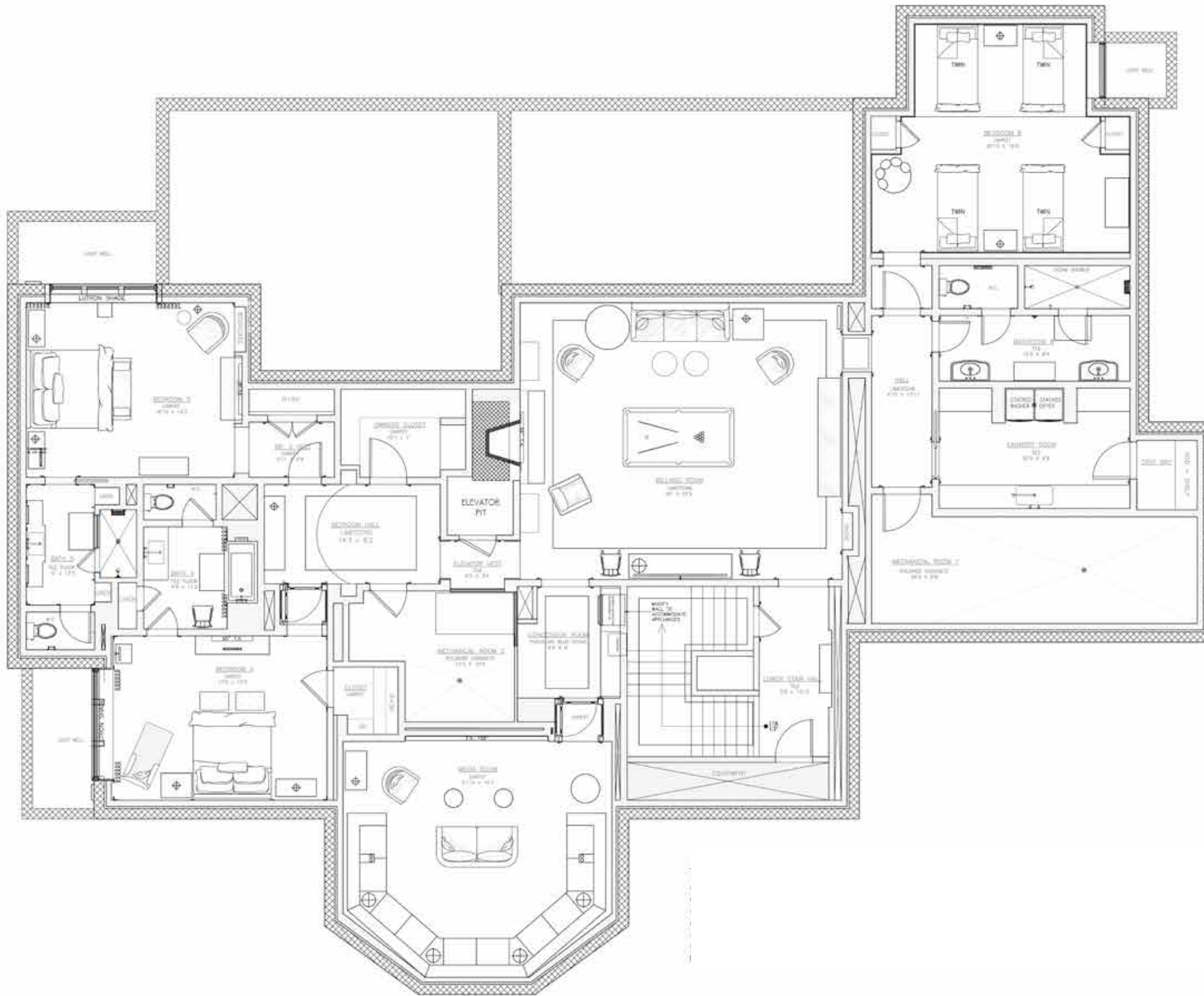
9 HITHER LANE
EAST HAMPTON, NY



1ST FLOOR PRESENTATION PLAN



2ND FLOOR PRESENTATION PLAN



BASEMENT FLOOR PRESENTATION PLAN
 SCALE 0-1/4"=1'-0"



\$24.95M

9 Hither Lane,
East Hampton

1.12 acres / 11,644 SF+/-

8 bedrooms / 8 full bathrooms / 2 half bathrooms

Tax Map: 0301-004.000-08-000.004-004

For more pictures, video and info visit:

myhamptonhomes.com/909057

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