

M & M Custom Homes Offers New Construction w/ Pickleball

41 Middle Pond Road, Southampton



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M & M CUSTOM HOMES 6,000 +/- SF NEW CONSTRUCTION W/ PICKLEBALL

Southampton. M & M Custom Homes is nearly finished with construction on the last of 3 superlative homes being built in an exclusive South of Highway waterfront enclave in Southampton. 41 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 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 pickle ball, 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 2024
- Traditional
- Hardie Board Plank Exterior
- Asphalt Shingled Roof
- 2 Stories w/ Finished Lower Level
- .71 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

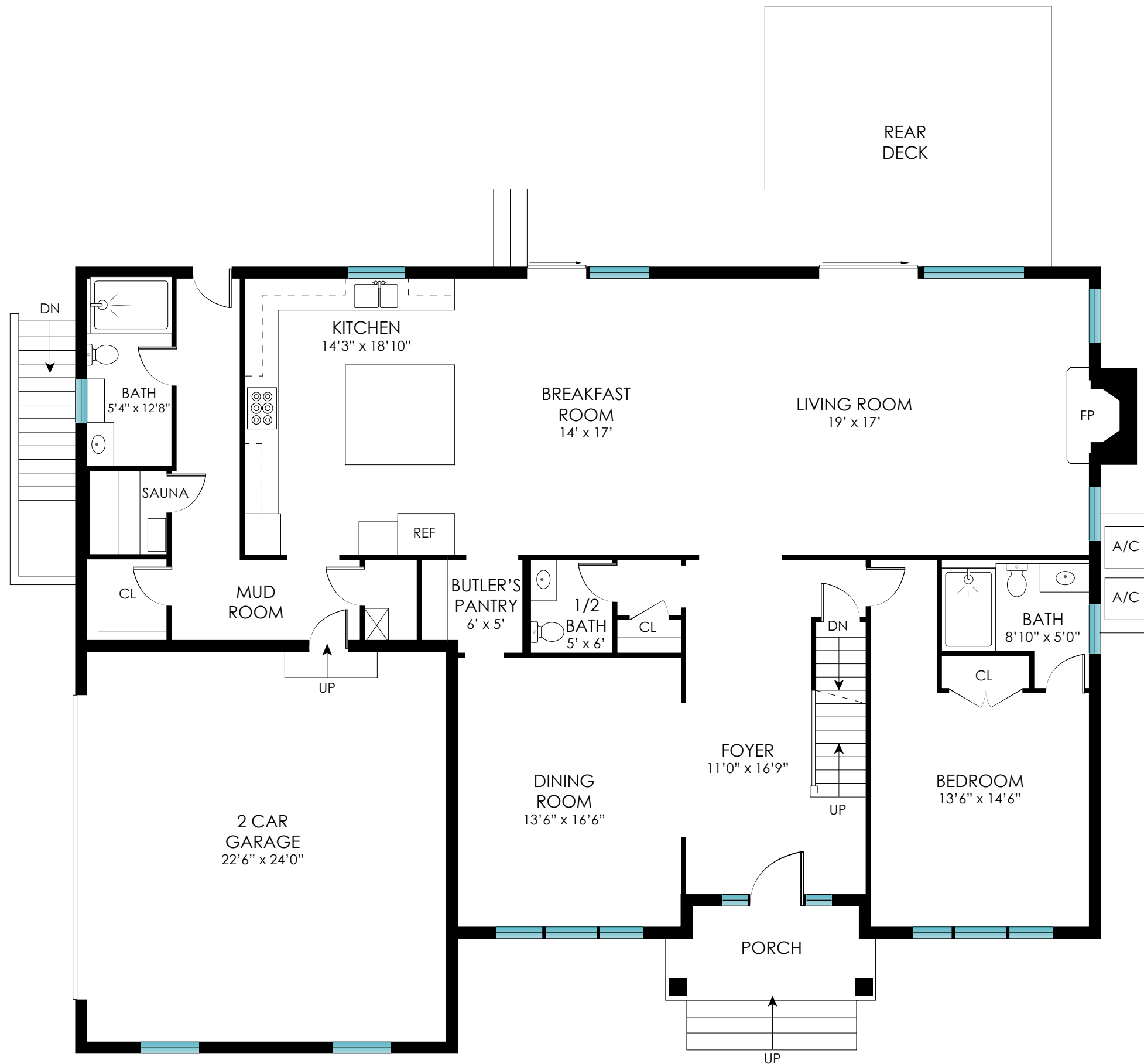
- 4 Zone Forced Air Heat
- 4 Zone Central Air Conditioning
- 300 Amp Electrical Service
- Solar Roof Panels
- Public Water
- Central Vacuum
- Irrigation System
- Low Voltage Setup for Cable TV & Wi-Fi
- LED Lighting Throughout
- Natural Gas
- 6 Camera Home Security System
- 6 Zone Sonos Sound System

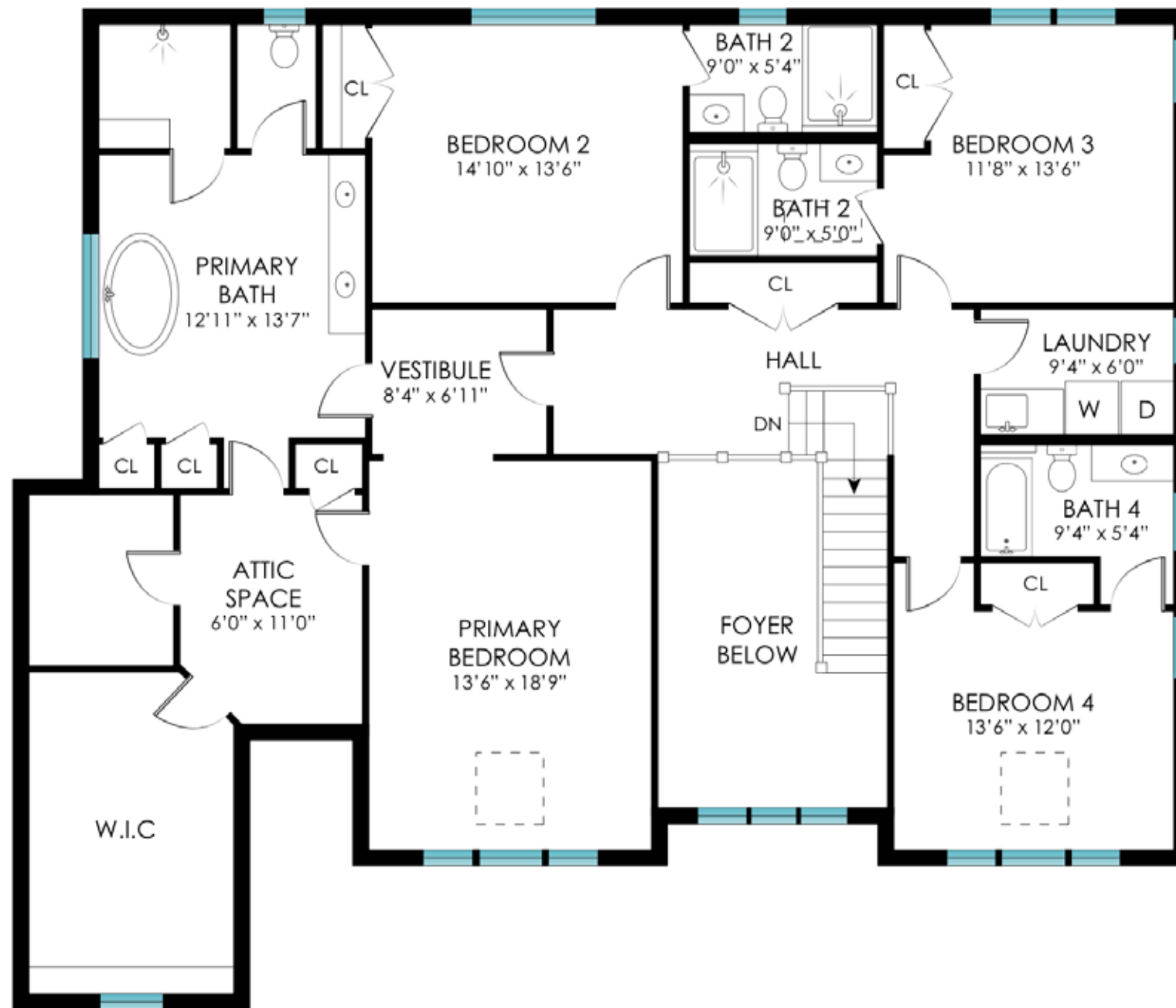


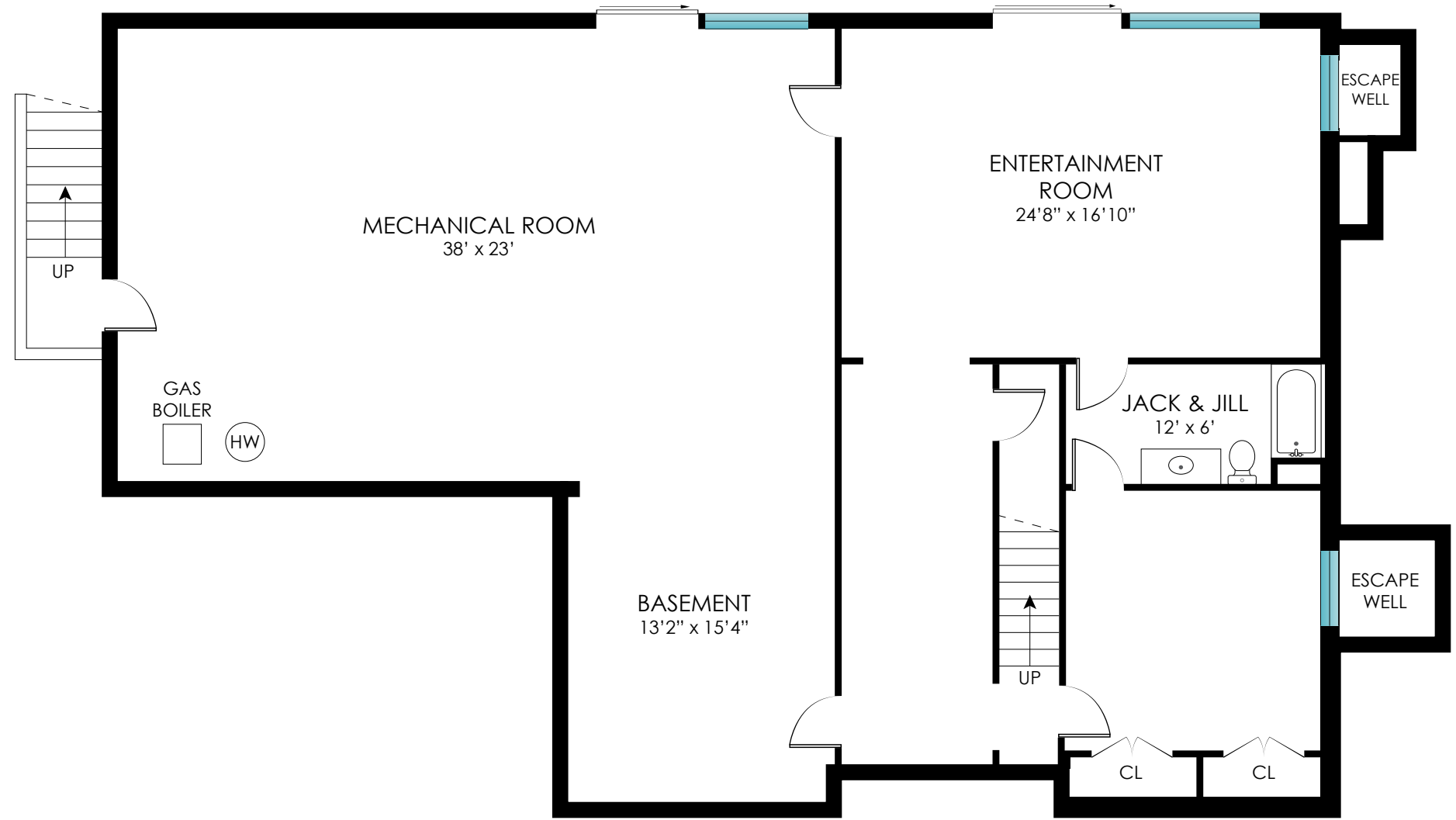
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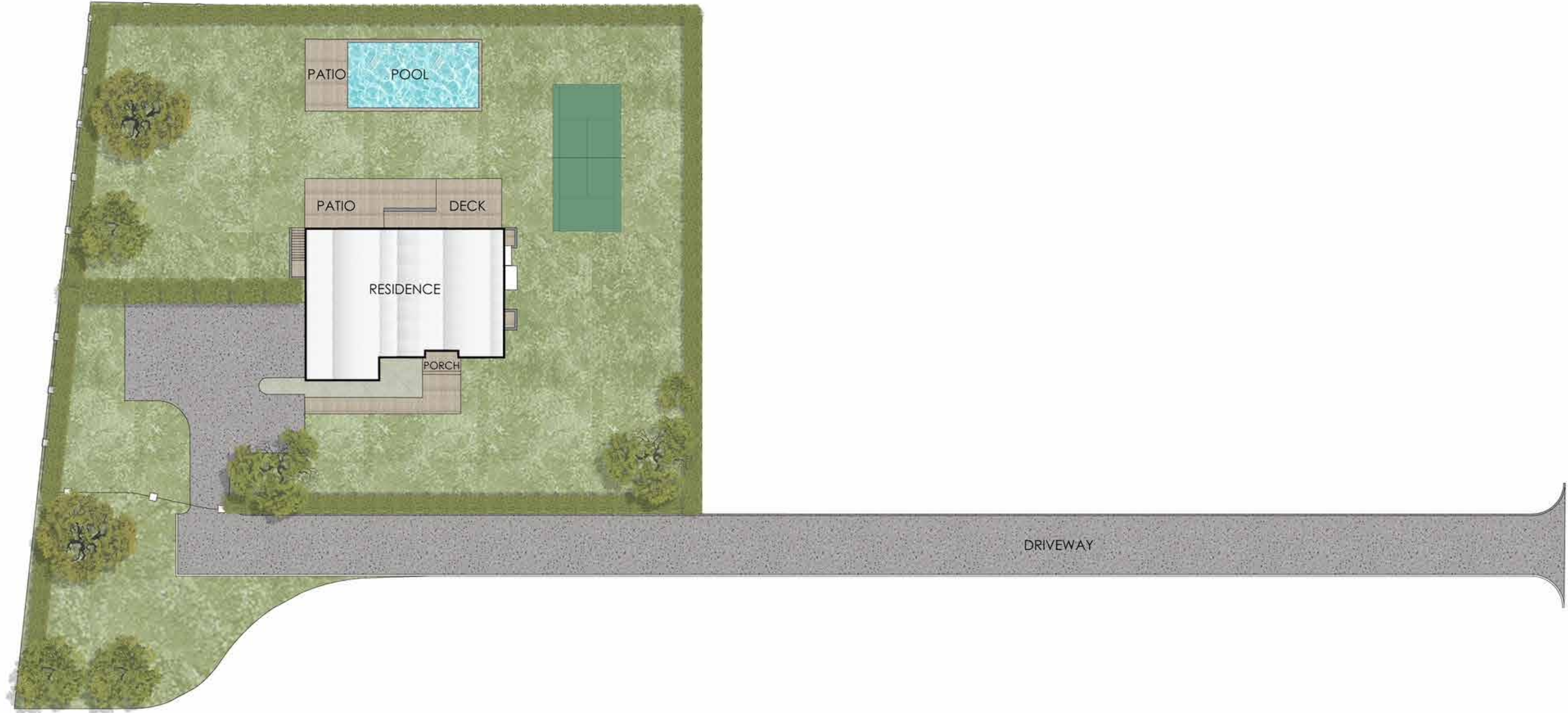
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BASEMENT - 970 SF



SITE PLAN



\$4.395M

41 Middle Pond Road,
Southampton,

0.71 acre / 6,000 SF+/-
6 bedrooms / 6.5 bathrooms

Tax Map: 0900-234.000-0001-016.000

For more pictures, video and info visit:

myhamptonhomes.com/902129

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