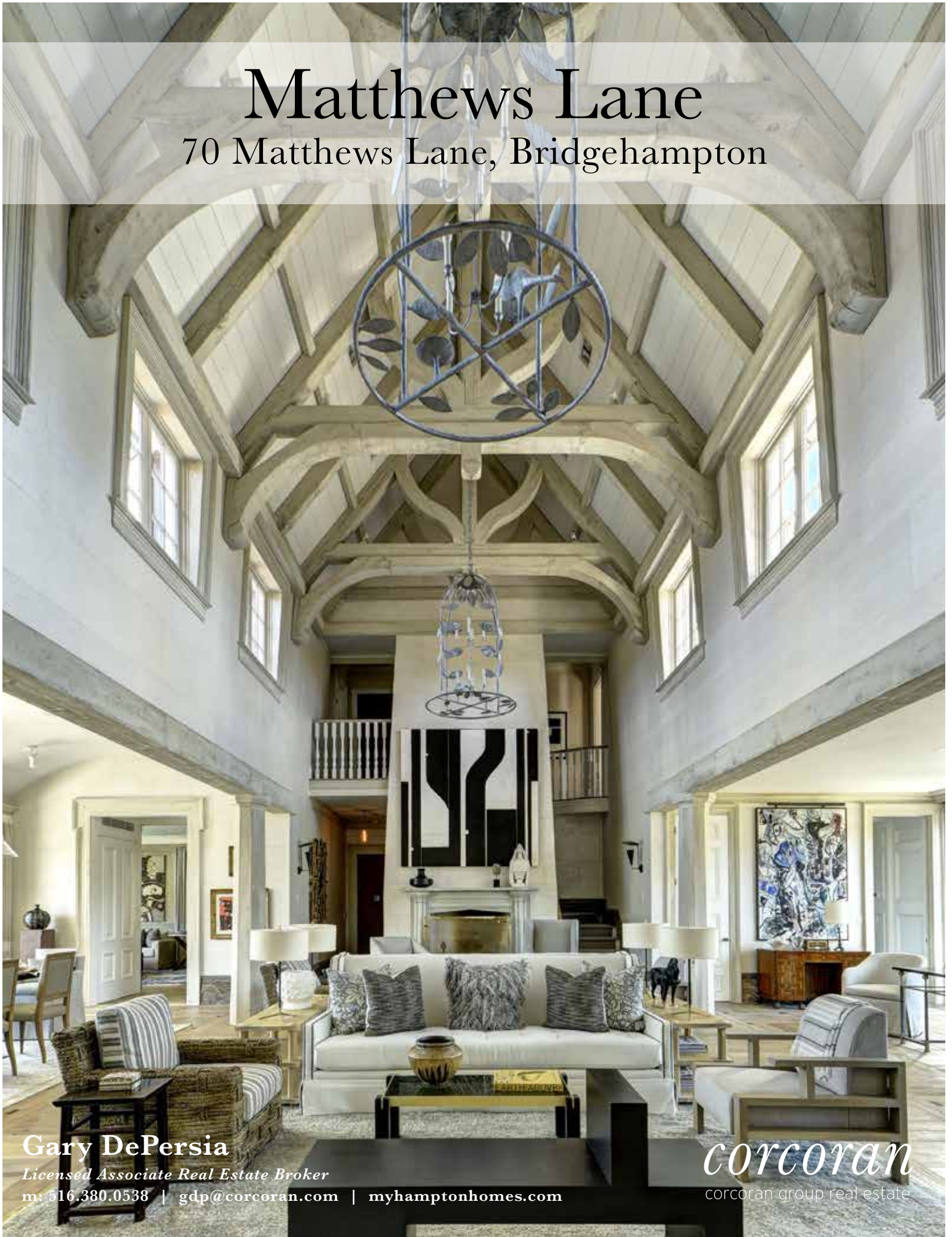


Matthews Lane

70 Matthews Lane, Bridgehampton



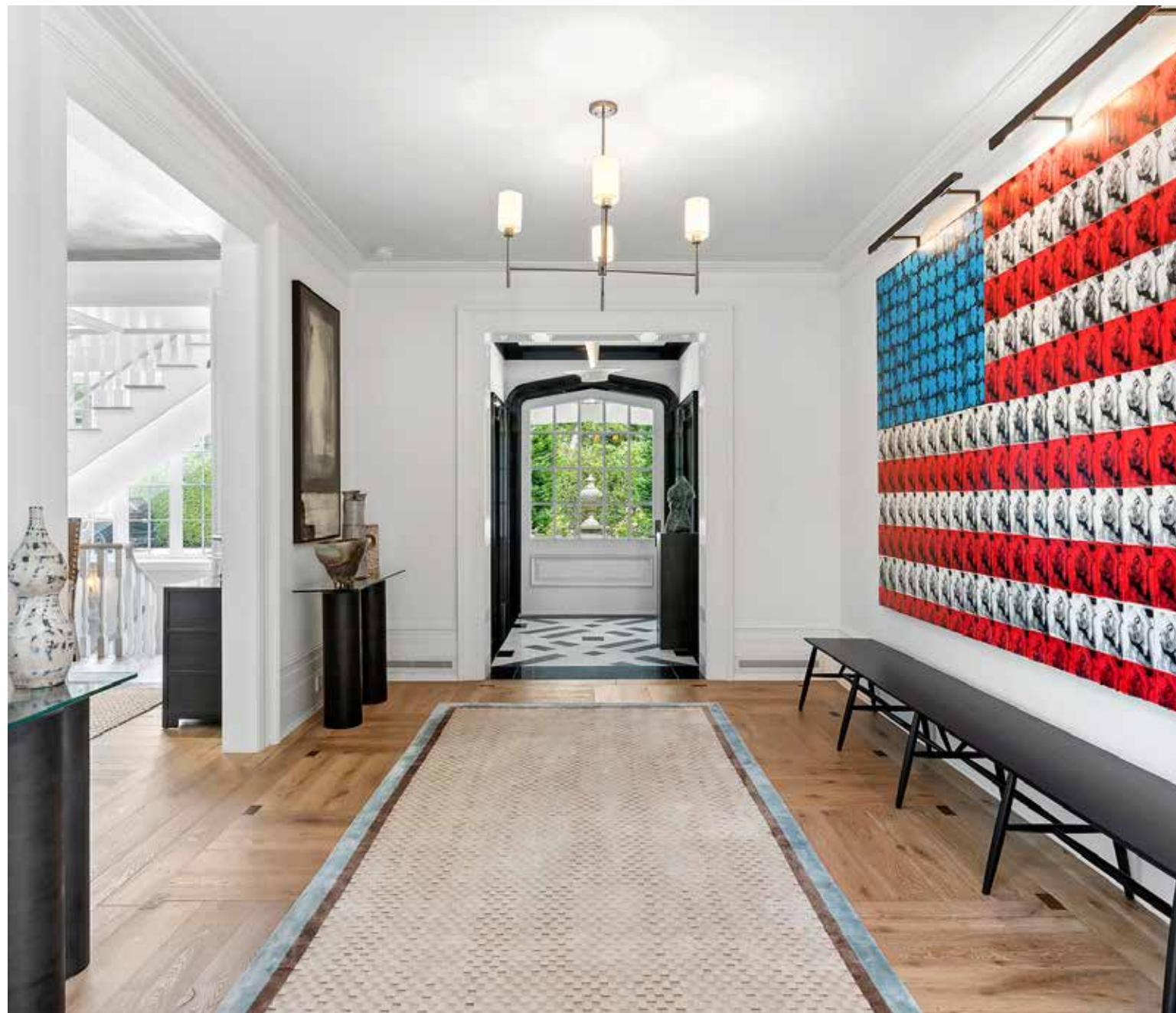
Gary DePersia

Licensed Associate Real Estate Broker

m: 516.380.0538 | gdp@corcoran.com | myhamptonhomes.com

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NEW LUXURIOUS FULLY FURNISHED 11,600 SF, 7 BEDROOM ESTATE IN BRIDGEHAMPTON SOUTH

Bridgehampton. Informed by an aesthetic that transcends centuries while celebrating the best of what's new, 70 Matthews Lane joins the growing resume of highly styled, fully furnished Hampton estates originally produced by James Michael Howard, the renowned 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, Howard completed this 7-bedroom residence in 2017 spanning 11,600 SF on three levels of fully articulated living space. Now being made available by stylish owners on the move who have put their own stamp on the estate, the journey begins as you pass under the porte-cochere and into the reception hall. The dramatic great room, under 30 ft. beamed ceilings, 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 primary wing with sitting area, fireplace and luxurious bath is joined upstairs by 4 guest suites including a secondary primary suite 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 tiered state-of-the-art theater with plush 16-person seating, powder room, gym and large recreation room with fireplace and custom billiards table. Antiqued, hand-hewn oak flooring, geo-thermal heating, Control 4 technology, Lutron lighting and a full audio/visual package enhance 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 18' X 60' 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. Being made available turnkey to the extreme, 70 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.

Property Details / Aminities / Features

- Traditional
- Completed 2017
- South of the Highway
- 1.10 Acre Flag Lot
- 2 Stories + Finished Lower Level
- 8,700 SF+/- + 2,900 SF+/- Lower Level
- Cedar Shingle & Stone Exterior
- 7 Bedrooms
- 7 Full Bathrooms / 2 Half Bathrooms
- 7 Fireplaces
- Antiqued Hand-Hewn Oak Flooring
- High Gloss Lacquered Doors with Custom Hardware
- Elevator
- 18' X 60' Pool with Attached 10'x10' Spa
- Porte - Cochere
- Detached 2 Car Garage
- Pool House
- Taxes \$40,000

First Floor

- Entry Hall with Radiantly Heated Floors
- Powder Room
- Mudroom
- Great Room with Fireplace
- Dining Room
- Living Room with Fireplace
- Gallery
- Den w/ Fireplace & Large Screen TV
- Terrace
- Hook-Up for Washer/Dryer
- Kitchen (See Kitchen Detail Below)
- Grand Primary Bedroom with:
 - o Gas Fireplace
 - o Large Walk-in Custom Closet
 - o Sitting Area
 - o Custom Wall Upholstery
 - o Bathroom with:
 - Soaking Tub
 - Steam Shower
 - Radiantly Heated Floors
 - Dual Sinks
 - Lefroy Brooks Fixtures
 - Dressing Table with a Magnifying Mirror
 - Marble Slab Walls and Lacquer Finishes

Kitchen

- Custom Cabinets with Cerused Oak
- Center Island w/ Seating for 4
- Cabinet Doors with Embedded Scrim
- Breccia Imperiale Counter Tops
- Top of the Line Appliances include:
 - o Dual Gaggenau Refrigerators
 - o Thermador Gas Range w/ Custom Steel Vent Hood
 - o Double Wall Ovens
 - o 2 Miele Dishwashers
 - o Thermador Microwave
- Eat-in Area with Banquette & Fireplace

Second Floor West Wing

- All Bedrooms with:
 - o Decorative Wall Finishes
 - o Exposed Rafter Ceilings
 - o Custom Designed Wool Rugs
- Featured Guest Bedroom with:
 - o Exposed Beamed & Rafter Ceiling
 - o Terrace with Lounge Seating
 - o Custom Walk-in Closet
 - o Walls of Silver Grass Paper
 - o Vintage 1940's French Cabinet Retrofitted with Velvet Lined Drawers
 - o Cylindrical Leather 1940's French Bureau-Plat
 - o Both Pieces Above Attributed to Andre Arbus
 - o Bathroom Ensuite with:
 - Honed Marble Mosaic Flooring
 - Free Standing Tub
 - Dual Sinks
 - Radiantly Heated Floors
 - Lefroy Brooks Fixtures
 - Custom Vanity & Built-in Linen Cabinet
- Southwest Ensuite Guest Bedroom with:
 - o Separate Dressing Room with
 - o Custom Made Furniture Utilized as Closet and Desk Area
 - o Full Bathroom
 - o Private Terrace

Second Floor East Wing

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

Lower Level

- Groin Vaulted Hallway Ceiling
- Basalt Stone Flooring
- 16 Seat Home Theater with
 - o 120" Wide Screen
 - o Luxurious Fabric Covered Stadium Seating
 - o Belgian Carpeting
 - o Refreshment Counter w/ Cooling Drawers
- Living Room with:
 - o Custom Billiard Table
 - o Fireplace
 - o Scratch Coat Plaster Walls with Decorative Finish
 - o Built-in Large Screen TV
- Black Lacquered Doors with Custom Hardware
- Two Ensuite Guest Bedrooms with:
 - o Marble Bathrooms
 - o Vintage & Antique Furniture
 - o Sitting Area
 - o Lacquered Walls
 - o Handblocked Wall Covering
- Gym
- Powder Room
- Laundry Room
- Handmade Parchment Papered Walls
- Antiqued Parquetry Wood Floors
- Grisailles Painted Trim
- Antiqued Hand-Hewn Oak Flooring
- High Gloss Lacquered Doors with Custom Hardware

Outdoor Amenities

- Covered & Open Patios
- Outdoor Living Room
- 18' X 60' Heated Pool with Attached 10'x10' Spa
- Pool House with
 - o Covered Patio with Fireplace
 - o Lounge w/ 75" TV
 - o Half Bath + Outdoor Shower
 - o Kitchenette w/Refrigerator, Ice Maker & Bar Storage
 - o Ping Pong Table
- 2 Car Detached Garage
- Grilling Station w/ Radiantly Heated Porch
- Extensive Landscape Lighting
- Stacked Ledge Architectural Wall Design

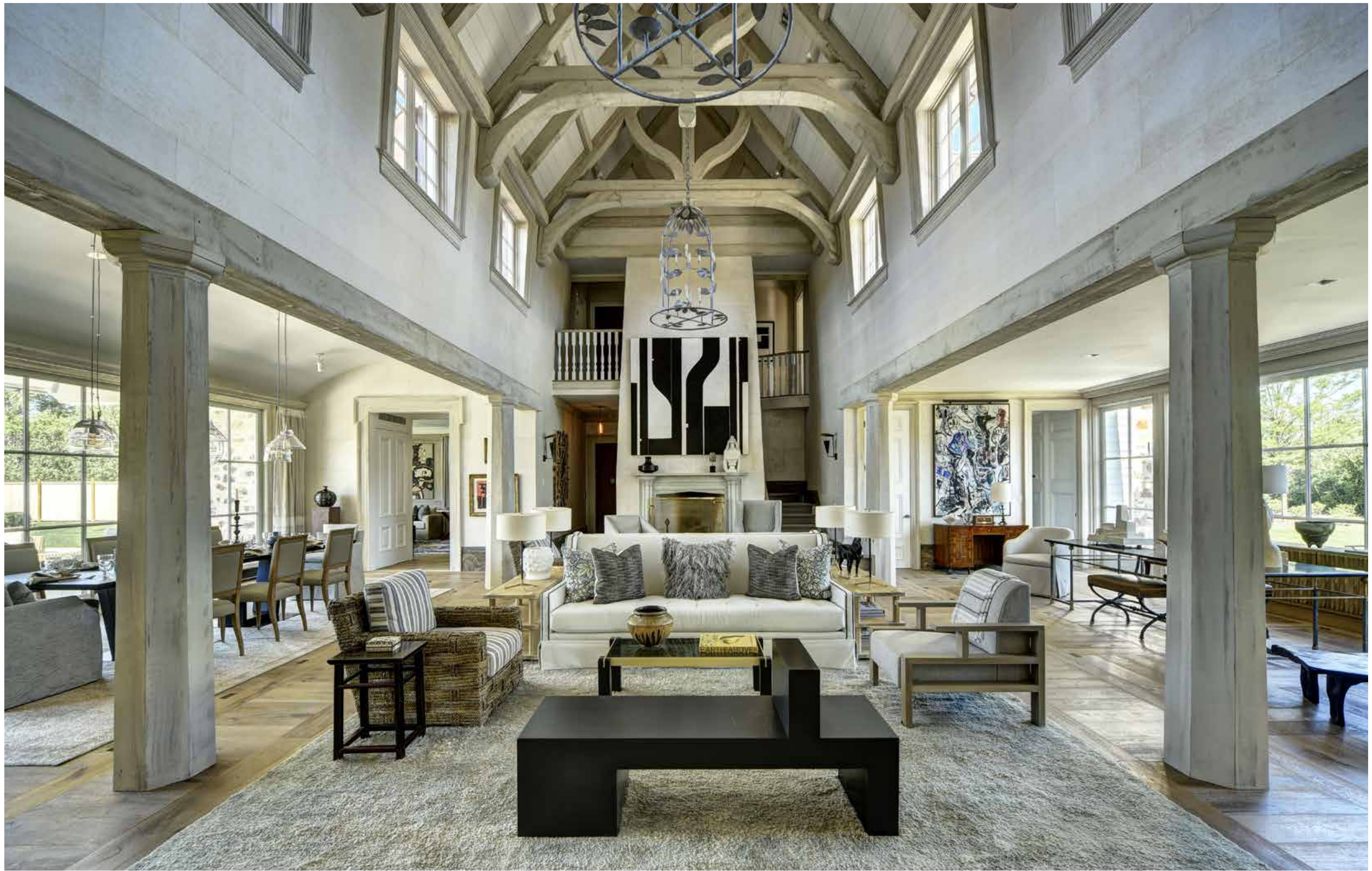
Technical/Mechanical Aspects

- Zinc Coated Leaders and Gutters
- Control 4 Home Automation which Includes Full House Audio System In & Out
- Elevator
- Public Water
- Well Water for Irrigation & Pool
- Geothermal HVA
- Irrigation System
- Oil and Stone Driveway w/ Snow Melt

Creative

- Project Conception, Oversight & Interior Design by James Michael Howard
- Architecture by McAlpine-Tankersley
- Landscape Architect: Michael Derrig & Landscape Details











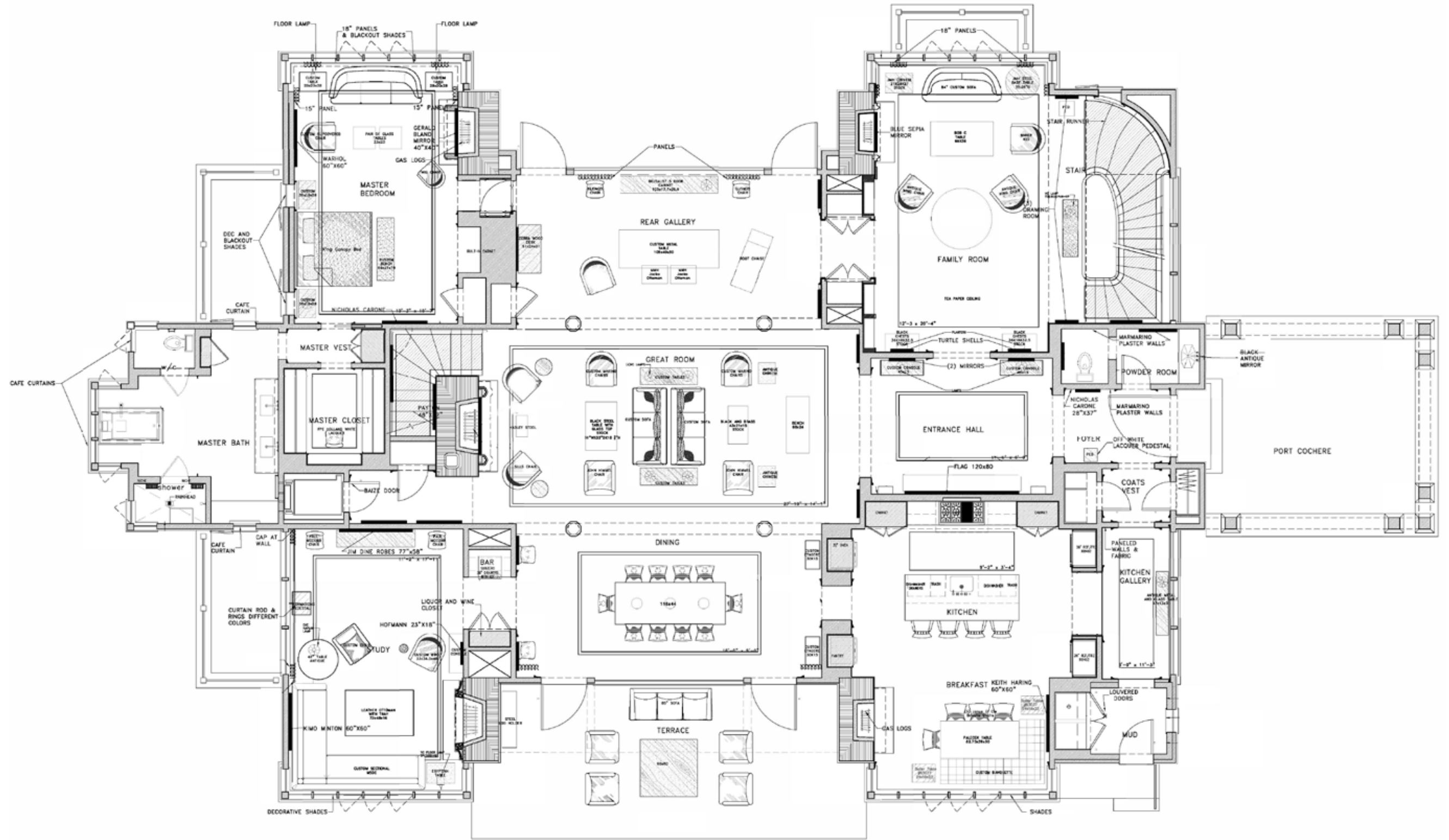






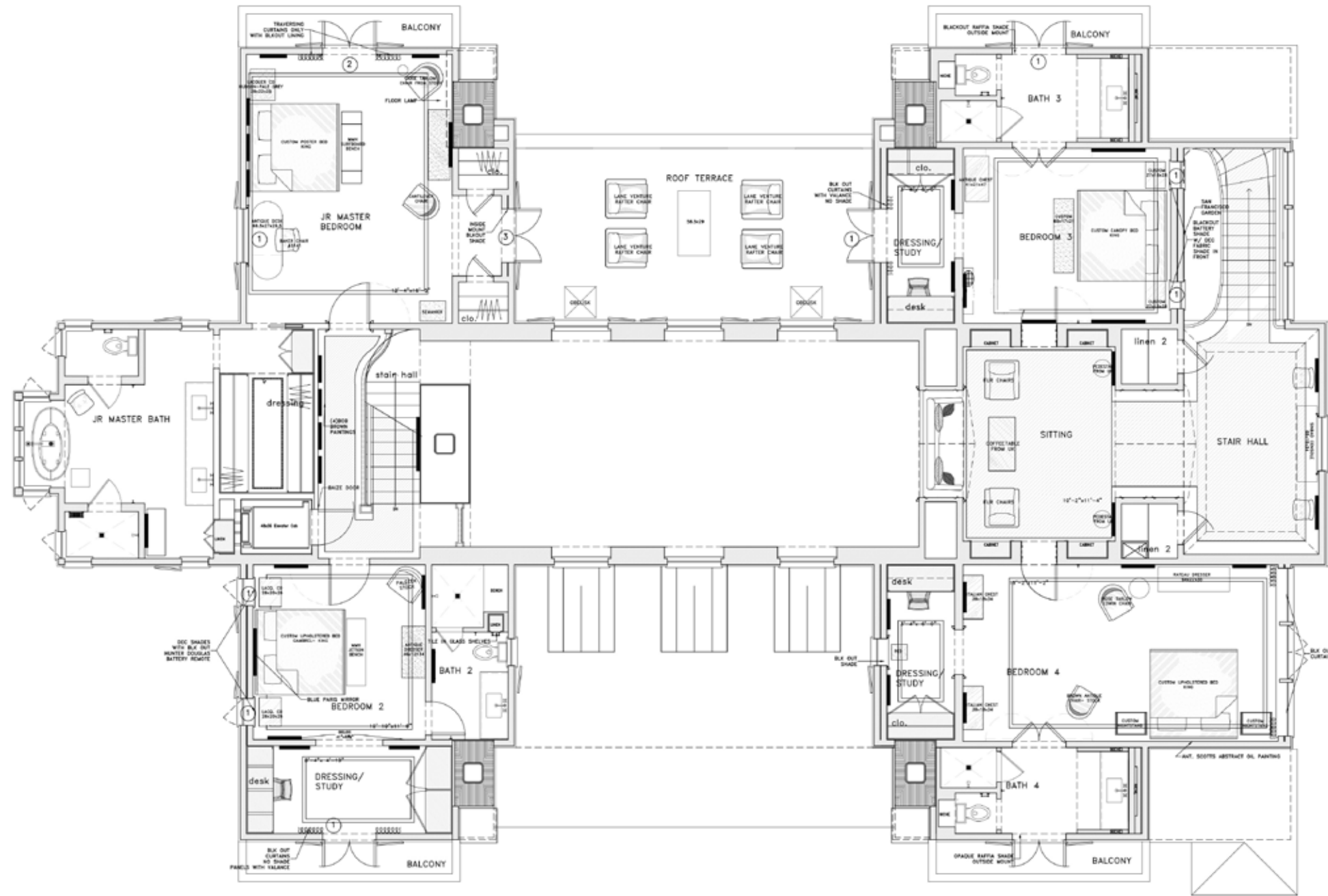


First Floor

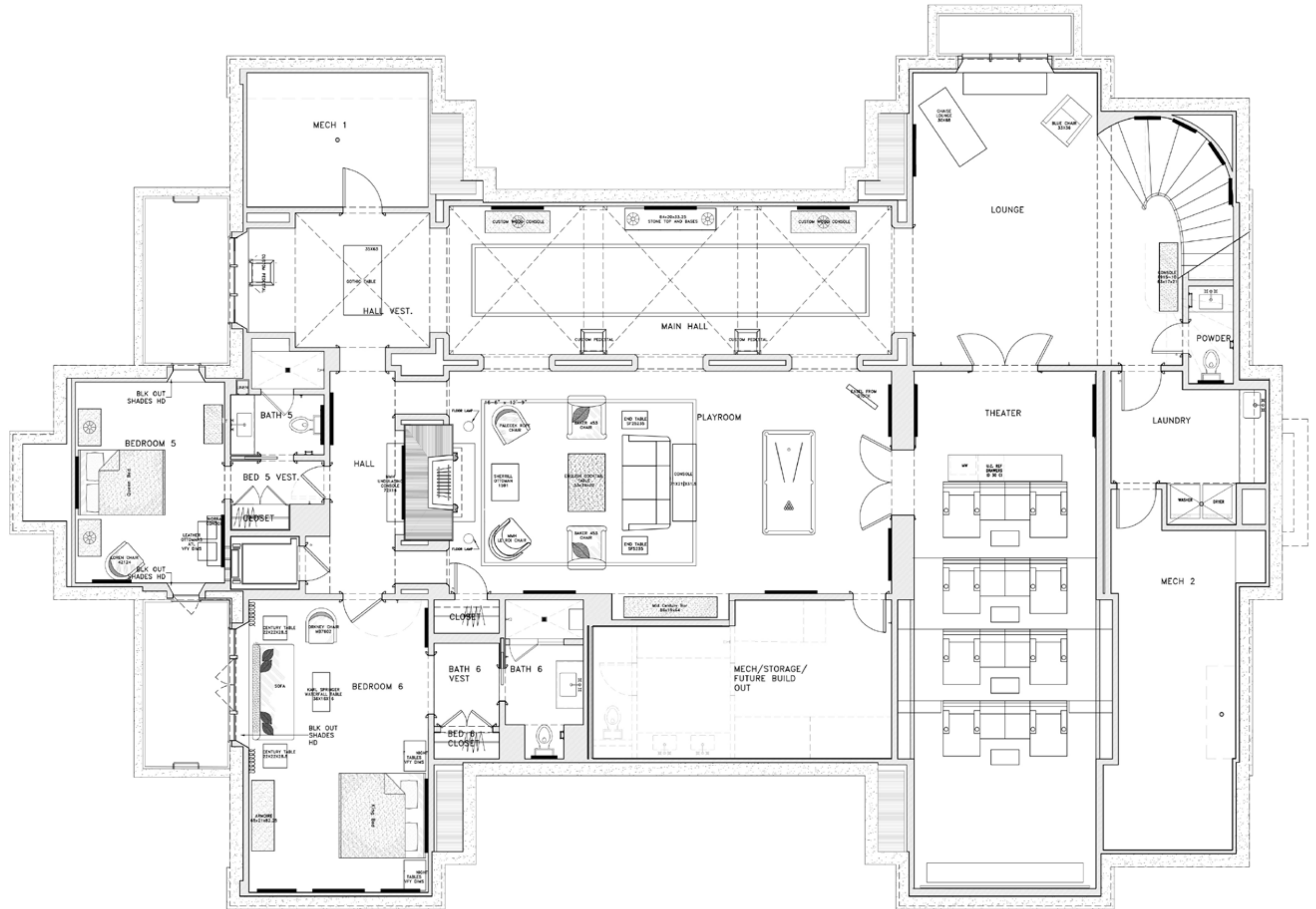


Second Floor
West Wing

Second Floor
East Wing



Lower Level



70 Matthews Lane

As Described by James Michael Howard

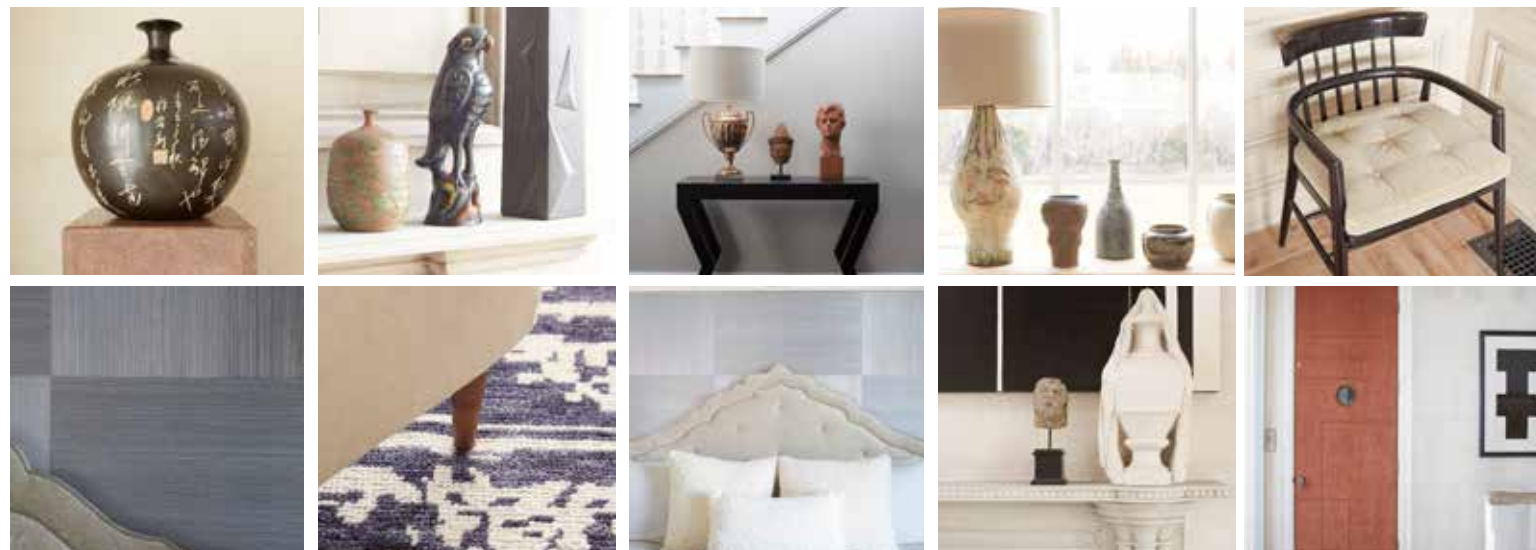
“Down a long flag lot, sits an extremely private and secluded white Southern style house facing the sun. The site folds to the west and so it was decided that it should be a house with 4 fronts. It was the collaboration of a Southern designer, Southern architect and local gardener/ designer. The design 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

- 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
- 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
- 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

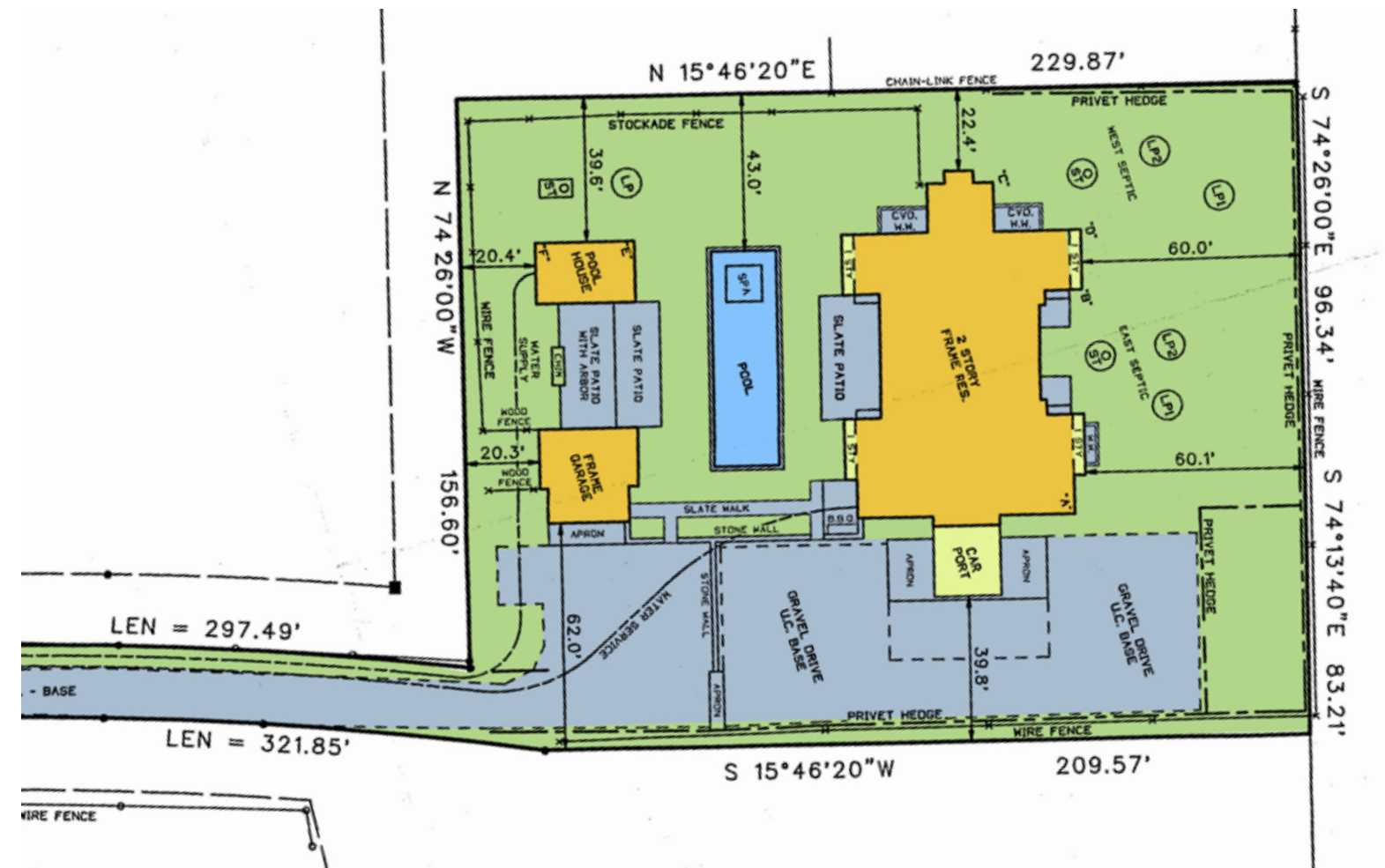
Important Contemporary Furniture Includes

- 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
- 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
- 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



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



Price Upon Request

70 Matthews Lane
Bridgehampton

1.10 acres / 11,600 SF+/-

7 bedrooms / 7 bathrooms / 2 Half Baths

Tax Map: 0900-087.00-02.00-017.003

Yearly Taxes: \$40,000/YR

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