

New Modern Luxury Combines With Location In East Hampton South

86 Skimhampton Road, East Hampton



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NEW MODERN LUXURY COMBINES WITH LOCATION IN EAST HAMPTON SOUTH

East Hampton. Step into a world of contemporary luxury on Skimhampton Road, where sophistication meets coastal living. This new construction south of the highway redefines modern elegance, seamlessly blending innovative architectural design with the serenity of its location. Less than a mile from East Hampton Village, Amagansett, and stunning beaches, this exceptional residence is ideally situated for those seeking both convenience and tranquility. Encompassing over 7,500 square feet of meticulously crafted living space across three levels, this residence offers every amenity imaginable, from its expansive outdoor areas to its thoughtfully designed interiors. With 8 bedrooms and 10 baths, the home provides grand-scale entertainment spaces alongside private sanctuaries. The home's interior features walls of Marvin windows, wide plank oak flooring, and a glass floating staircase illuminated by a custom chandelier. With lofty ceilings throughout and designer finishes in every room, the residence feels both expansive and inviting. The open-concept great room centers around a stunning six-foot marble fireplace, flanked by floor-to-ceiling glass walls for a seamless connection to the outdoors. A custom chef's kitchen, fitted with Miele appliances, an oversized waterfall island, and retractable glass walls, elevates everyday living with both beauty and functionality. Private and social spaces alike are designed with high-end finishes, custom millwork, and unique lighting details. Indulge in two grand primary suites, each uniquely designed for tranquility and elegance. On the first floor, a private sanctuary awaits with its own patio and a marble gas fireplace, creating an intimate space that is both cozy and sophisticated that includes three closets, a custom built-in desk, and a spa-like bathroom offering a high-end DVT shower system, a bidet toilet with remote, and a sliding glass wall that opens to a private outdoor spa-your own serene escape just steps away. Ascend to the second level, where a light-filled landing with glass walls leads to the second primary suite which exudes grandeur, boasting a cathedral ceiling with lighted beams and a marble gas fireplace. This spacious retreat includes three closets, a custom desk, and a luxurious bathroom with a retractable glass wall that creates an unparalleled indoor/outdoor experience including an enclosed Ipe clad deck to savor moments of calm amid the lush surroundings. Beyond the primary suite, the second level offers convenience and functionality. Four additional en-suite bedrooms provide stylish accommodation for family and guests. A well-appointed laundry room with custom cabinetry and sink sits adjacent to two large linen closets, while a Sub-Zero beverage center is readily accessible. Completing the floor is a private office and a shared outdoor balcony. Descend to the lower level where a lighted wine display behind a glass wall and a cozy den with a gas fireplace framed in Porcelanosa tile make this space ideal for gatherings. Enjoy the covered patio with its own gas fireplace. Two bedrooms, a custom sauna, and a mirrored gym with a steam shower create a full wellness experience while the tiered home theater is ready for movie nights. A beverage center and ample storage complete the lower level. Outside, relax in the heated 44' x 18' Gunite pool with spa, or enjoy evenings by the firepit. The outdoor kitchen with bar area encourages al fresco dining while extensive patios, a covered deck and outdoor shower is complemented by a separate pool house with retractable glass walls, heating, air conditioning, bathroom and attached outdoor shower. Built for 21st-century living, this home includes a Sonos sound system, advanced Wi-Fi, a solar panel system and detached garage ensuring comfort and security in every corner. This vibrant new construction is more than just a residence-it is a sanctuary of refined living, where every detail has been curated for a life of luxury. A must see today. **WEB# 917010**





PROPERTY DETAILS & AMENITIES

BASIC HOUSE / PROPERTY INFORMATION

- New Construction w/ Iconic Modern Design
- South of the Highway
- Less Than a Mile to East Hampton Village, Amagansett Village, Indian Wells Beach & Two-Mile Hollow Beach
- .78 Acres
- 7,500 Sq Ft on 3 Levels
- Detached Garage
- Pool House
- 9 Full & 1 Half Bathrooms
- 8 Bedrooms
- 2 Driveway Entrances
- 2 Heated Gunit Spas
- Heated 44’ x 18’ Gunit Pool w/ Sun Shelf
- 2 Outdoor Fireplaces
- Outdoor Kitchen w/ Bar Area
- Outdoor Dining & Living Areas
- 2 Separate Outdoor Showers
- Extensive Patios w/ Covered Patio and Lower-level Patio
- Pool House w/ Retractable Glass Walls, Separate Covered Patio, Kitchenette, HVAC, Full Bath and Dressing Area
- 2 Upper Level Balconies w/ Glass Railings
- Ample Lawn Areas

INTERIOR FEATURES

- High End Designer Finishes Throughout
- Marvin Windows including Walls of Glass Throughout
- Built-in Vacuum System Throughout
- European Oak 9.5” Wide Plank Flooring
- 4 Gas Fireplaces
- Glass Floating Staircase with Custom Chandelier
- Custom Millwork
- Marble Wet Bar area
- Custom Wine Display
- 2 Additional Beverage Centers
- Sauna, Steam, Gym and Theater
- Ceiling Fan in Every Bedroom and Lighted Shaving/Make-up Mirror in Every Bath
- High Ceilings Throughout, Including Indirect Lighted Ceilings in Main Entertaining Areas, Tray Ceilings & 11ft Ceilings In Lower Level

FIRST LEVEL

- Entry Foyer with Custom Millwork
- Powder Room with Porcelanosa Large Format Tiles & Designer Chandelier
- Full Primary En-Suite Bedroom with its own patio
 - Marble Gas Fireplace with Custom Millwork
 - 3 Closets
 - Custom Built-in Desk Area
 - Bidet Toilet w/ Remote
 - DVT Shower System
 - Sliding Glass Wall in Bath Leading to a Private Outdoor Enclosed Gunit Spa
 - Linen Closet in Separated Toilet Room
- Great Room with Glass Walls
 - Double sided Marble 6ft Gas Fireplace with Custom Millwork
 - Indirect Lighted Tray Ceiling
- Library Area with Indirect Lighted Tray Ceiling
- Open Concept Dining Area w/ Indirect Lighted Tray Ceiling & Designer Chandelier
- Marble Wet Bar w/ Sub Zero Ice Maker & Sub Zero Wine Fridge
- Custom Chef’s Kitchen w/:
 - Fully Retractable Glass Wall for Indoor/Outdoor Living
 - Quartzite Extra-large Waterfall Island & Backsplash
 - Custom Built-in Ceiling Range Hood
 - Miele Appliances
 - 8-Burner Range Top, Wine Tower and Built-In Coffee Station
 - Warming Drawer, Microwave Drawer, 2 Dishwashers & TV
 - Workstation Sink w/ Kalista Faucet
 - Custom Book Matched Walnut & White Cabinetry, including
 - 2 Appliance Garages
- Butler’s Pantry/Mudroom
 - Two Large Pantry Closets
 - Gaggenau Fridge
 - Washer/Dryer
 - Custom Mudroom & Kitchen Cabinets
 - Prep area with Sink

SECOND FLOOR

- Landing w/ Glass Wall and Custom Millwork
- Beverage Center w/ Sub-Zero Fridge
- Full Primary Ensuite Bedroom w/ Private Outdoor Balcony
 - Cathedral Ceiling with Lighted Beams
 - Marble Gas Fireplace with Custom Millwork
 - 3 closets
 - Custom Built-in Desk area
 - Bidet toilet with Remote
 - Fully Retractable Glass Wall in Shower for Indoor/Outdoor Experience
 - Private Enclosed Ipe Deck off Bath
 - Linen Closet in separated toilet room
- Laundry Room with Custom Cabinetry and Sink
- 2 Large Hallway Linen Closets
- 4 Additional En-Suite Bedrooms w/ Custom Designer Baths
- Private Office
- Outdoor Balcony

LOWER LEVEL

- Lighted Wine Display w/ Glass Wall
- Den Area w/ Indirect Lighted Tray Ceiling & Gas Fireplace w/ Porcelanosa Large Format Tile and Custom Millwork
- Outdoor Lower-Level Covered Patio w/ Gas Fireplace
- 2 additional bedrooms w/ Jack & Jill Bath & Separated Water Closet
- Custom Sauna area
- Beverage Center with Sub-Zero Fridge, Custom Cabinetry & Microwave
- Sauna/Gym Bathroom w/ Steam Shower
- Mirrored Gym w/ Glass Wall
- Theater w/ Tiered Levels, Custom Designer Lighting & All Equipment
- Multiple Storage Closets

MECHANICAL / TECHNICAL ASPECTS

- 6 Zones HVAC
- Public Water
- Propane Gas Systems
- Sonos Sound System
- Network WiFi System w/ Multiple Outdoor Access Points
- Alarm System
- Built-in Vacuum System
- Solar Panel System
- Theater Equipment System







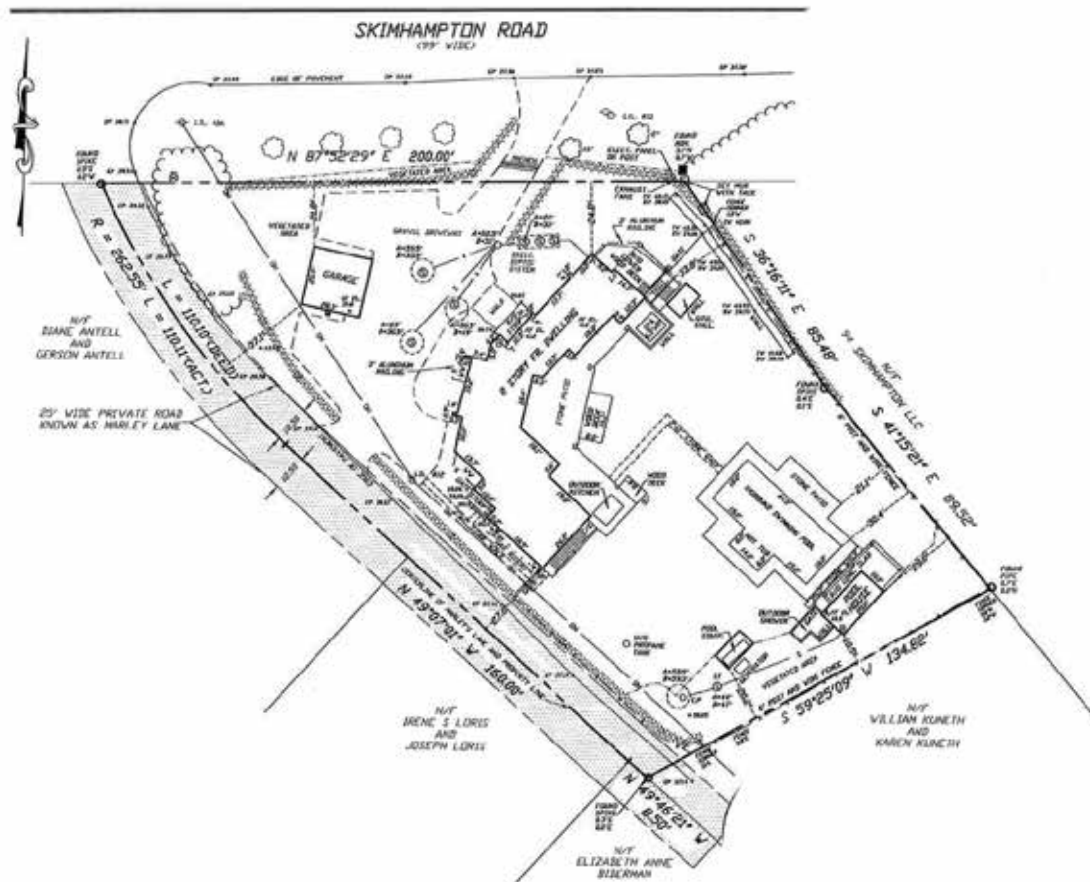






86 Skimhampton Road
East Hampton

8 Bed | 7 Bath



\$9.195M

**86 Skimhampton Road,
East Hampton**

0.78 acres / 7,400 SF+/-

8 bedrooms / 9 full bathrooms / 1 half bathrooms

Tax Map: 0300-189.000-0004-017.000

Taxes: \$19,637 / Year

For more pictures, video and info visit:

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