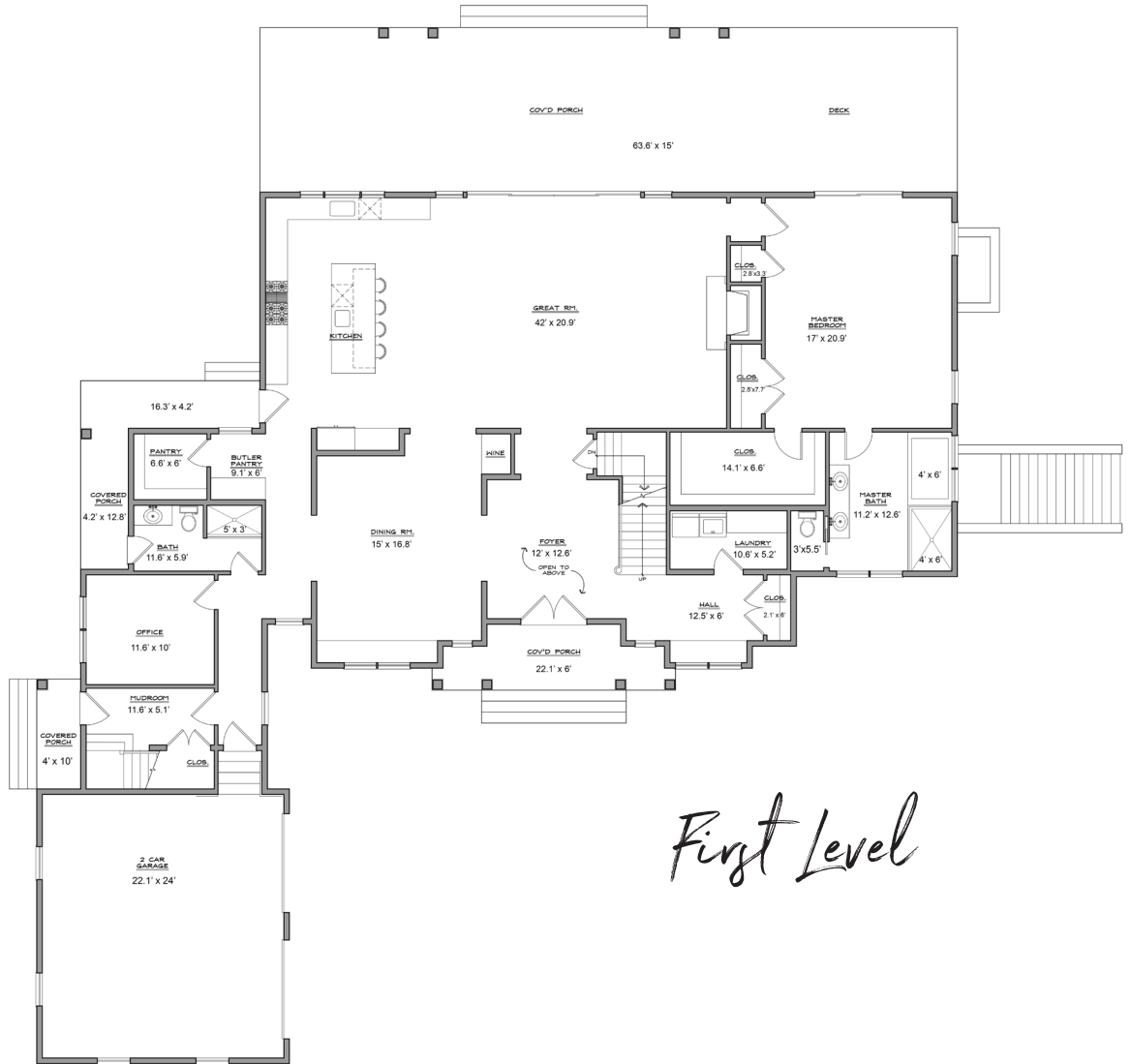


Lower Level

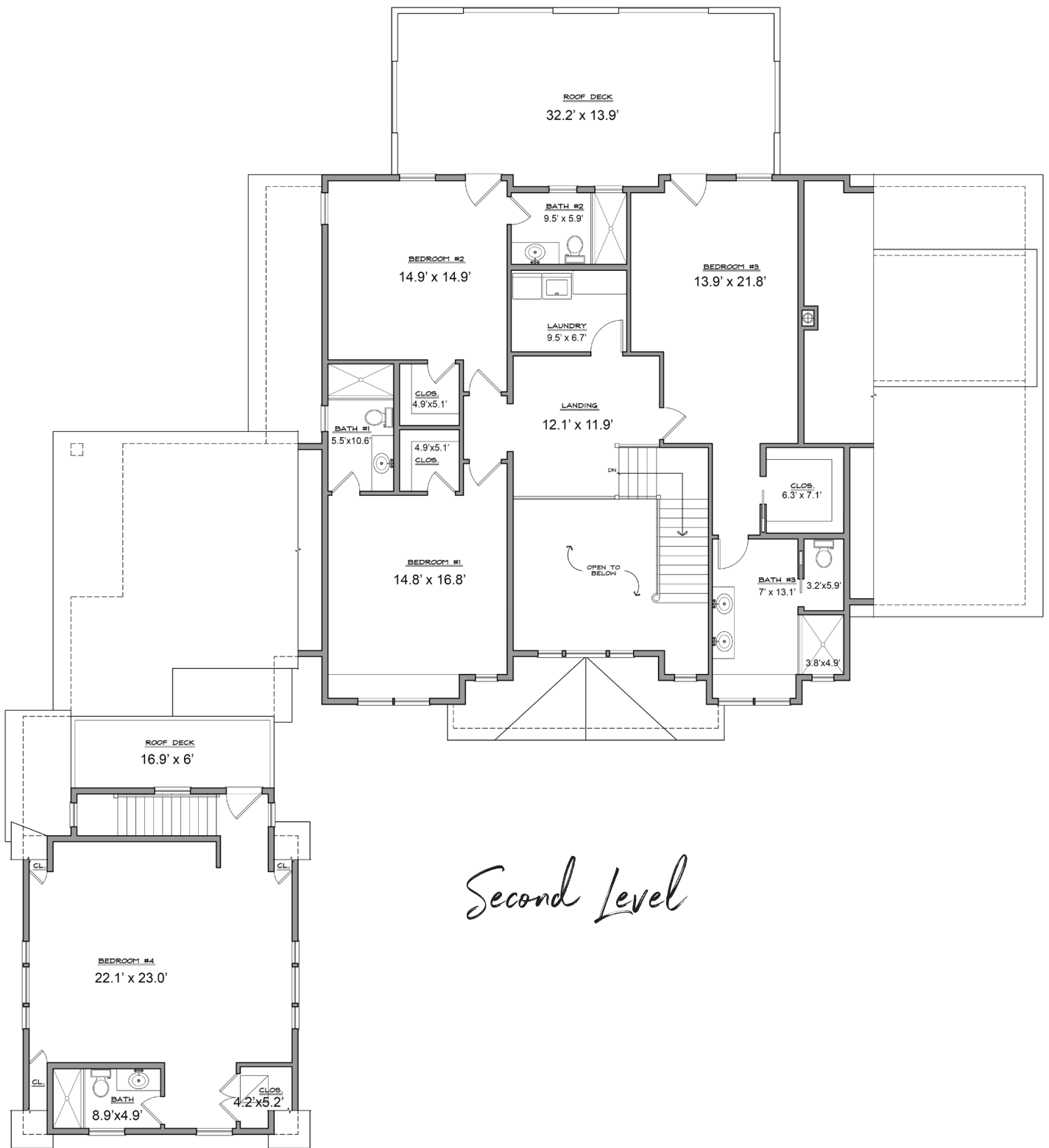


First Level

250 Mill Road, Westhampton Beach

Sizes and dimensions are approximate, actual may vary.

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Second Level

250 Mill Road, Westhampton Beach

Sizes and dimensions are approximate, actual may vary.

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Interior Features

- New Construction 2021
- 6,300 +/- SF Interior Living Space
- Upper 2 Levels 5,100 +/- SF
- Lower Level 1,200 +/- SF Finished, 800 +/- SF Unfinished
- 5 Bedroom, 7 Full Baths

Exterior Features

- .75 +/- Acre
- Extensive Landscape Design
- Outdoor Lighting
- Irrigation System
- Heated Gunite Pool
- Custom Bluestone Patios
- Covered Porch
- Second Floor Decking

Additional Features

- Magnolia Movie Theater
- 120-Inch Movie Screen
- Sonos Music System with Indoor and Outdoor Speakers
- Heated Two-Car Garage
- Central Vacuum
- 7-Zones of HVAC
- Brilliant Smart System Panel Controls
Lights, Alarm, Cameras, Climate, Intercom, Music
- 7" White Oak Floors
- 10' Ceilings

Appliances

Kitchen

- Sub Zero Tower Refrigerator, Freezer and Wine Cooler
- Wolf Professional 6-Burner, Griddle, Grill, Double Oven Range
- Bosch Dishwasher
- KitchenAid Dishwasher
- Microwave Drawer
- Pot Filler Faucet

Pantry

- Miele Built-In Coffee Maker
- Whirlpool Undercounter Refrigerator
- Elkay Purified Water Bottle Filler

First Floor Laundry

- LG Stacked Washer/Dryer

Second Floor Laundry

- Front Load Side-by-Side Washer/Dryer

Studio

- GE Refrigerator, Microwave, Dishwasher
- LG Stacked Washer/Dryer

Theater

- Lanbo Dual Temperature Refrigerator

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