

A Modern Southampton 10,000 SF, 8 Bedroom Masterpiece

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A MODERN SOUTHAMPTON 10,000 SF, 8 BEDROOM MASTERPIECE

Southampton. M & M Custom Homes is bringing its signature craftsmanship and visionary design to Great Hills-an exclusive new Southampton enclave where three extraordinary estates are taking shape. The first of these masterworks is already rising: a modern 8 bedroom Hamptons residence that redefines four-season living through nearly 10,000 square feet of brilliantly executed space across three magnificent levels. A soaring double-height foyer sets a dramatic tone, as sunlight dances across 8.5 -inch white oak floors leading into an open, free-flowing layout. The living room, anchored by a sleek fireplace, blends seamlessly with breakfast area and a state-of-the-art kitchen outfitted with professional-grade Sub-Zero and Wolf appliances, dual dishwashers and sinks, a stunning center island with seating, and bespoke acrylic cabinetry topped with exquisite stone and quartz. The separate 2 story great room, perfectly suited for memorable evenings besides its own fireplace, will resonate with conversation and laughter. The main level also features a formal dining room, stylish guest suite, powder room, and an oversized two-car garage. Ascending the floating metal staircase with glass railings one finds the primary wing, a serene sanctuary with radiant-heated spa bath, soaking tub, glass-enclosed shower, walk-in closet, and a spacious sleeping chamber with private balcony. Four additional guest suites-each with private baths and walk-in closets plus a convenient laundry room complete the second floor. The lower level is pure entertainment: a tiered home theater with immersive audio-visual system, a gym area, half bath, recreational lounge, and two private bedroom suites that share a bath are perfect for staff or the weekend overflow. An elevator connects all three levels. Outdoors, expansive stone terraces, both covered and open. frame the 44' heated Gunite pool with spa, surrounded by sleek porcelain tile and lush, professionally designed landscaping. Beyond that lies your own all-weather tennis court, completing the perfect resort-like tableau. Every detail reflects thoughtful luxury: 600-amp electrical service, 5-zone high efficiency HVAC, Sonos sound system, Shuco European windows, LED lighting, central vac, and prewiring for cable and WiFi throughout. With new construction at this level and price range increasingly rare, especially with tennis and customization still possible, this is your moment to claim a legacy Hamptons residence that promises to be nothing short of sensational. Contact us today for further details or to arrange your private preview before this opportunity disappears. **WEB# 927930**

BASIC HOUSE / PROPERTY INFORMATION

- Completion Spring 2026
- Modern
- NewTechWood Composite Low Maintenance Exterior Cladding
- 60 MIL EPDM Flat Roofing System
- 2 Stories w/ Finished Lower Level
- 1.5 Acres
- 9,500 SF+/-
- 8 Bedrooms
- 7 Full + 2 Half Bathrooms
- 2 Gas Fireplaces
- 8.5" Select Grade White Oak Flooring w/:
 - o Natural Stain
 - o 3 Coats of High Traffic Finish
- Heated 44' X 18' Gunite Pool & Spa
- Porcelain Patios
- 2 Car Garage
- Stone Driveway
- Taxes: N/A

FIRST FLOOR

- Dramatic 2 Story Entry
- 2 Story Great Room w/ Fireplace
- Kitchen (See Details Below)
- Dining Room
- Living Room w/ Fireplace
- First Floor Guest Suite with:
 - o Walk-In Closet
 - o Spa Bath w/:
 - Vanity w/ Quartz Countertops & 2 Sinks
 - Large Shower Room
 - Water Closet
 - Heated Floors
- Powder Room
- Mudroom
- 2 Car Garage
- Elevator

KITCHEN DETAILS

- Eat-In Kitchen with:
 - o Marble & Quartz Counter Tops
 - o Center Island w/ Sink
 - o Breakfast Area
 - o Paneled 36" Sub Zero Refrigerator & Separate 36" Freezer
 - o 48" Wolf Six Burner Stove w/ 2 Ovens & Custom Hood
 - o Dual Dishwashers
 - o 30" True Beverage Wine Refrigerator w/ Glass Doors
 - o Microwave
 - o Coffee Maker
 - o Extensive Custom Cabinetry
 - o Pantry

SECOND FLOOR

- Elevator
- Primary Suite w/:
 - o 18' X 20' Sleeping Chamber
 - o Private Balcony
 - o Walk - In Closet
 - o Spa Bath Featuring
 - Radiant Heated Floors
 - Dual Sinks w/ Mirrors
 - Soaking Tub
 - Frameless Walk-In Shower Room
 - Water Closet
- 4 Additional Bedroom Suites with:
 - o Full Baths
 - o Walk-In Closets
- Laundry Room
- Floating Metal Staircase w/:
 - o Glass Railings
 - o White Oak Treads

LOWER LEVEL

- Recreational Room
- 2 Bedroom Suites
 - o Shared Full Bath
 - o Walk In Closets
- Screening Room w/:
 - o Epson Projector
 - o Seating
 - o Marantz Surround Sound Receiver
 - o 120" Screen
 - o Front & Rear Speaker
 - o Tremor In Wall Sub Woofers
- Gym
- Half Bath
- Laundry Room
- Separate Staircase to Outside

OUTDOOR AMENITIES

- Covered & Uncovered Porcelain Patios
- 18' x 44' Heated Gunite Pool & Spa w/ Porcelain Surround
- All Weather Tennis Court w/ Stone Walls
- Extensive Landscaping
- 2 Outdoor Speakers
- Stone Driveway w/ Belgian Block Edging

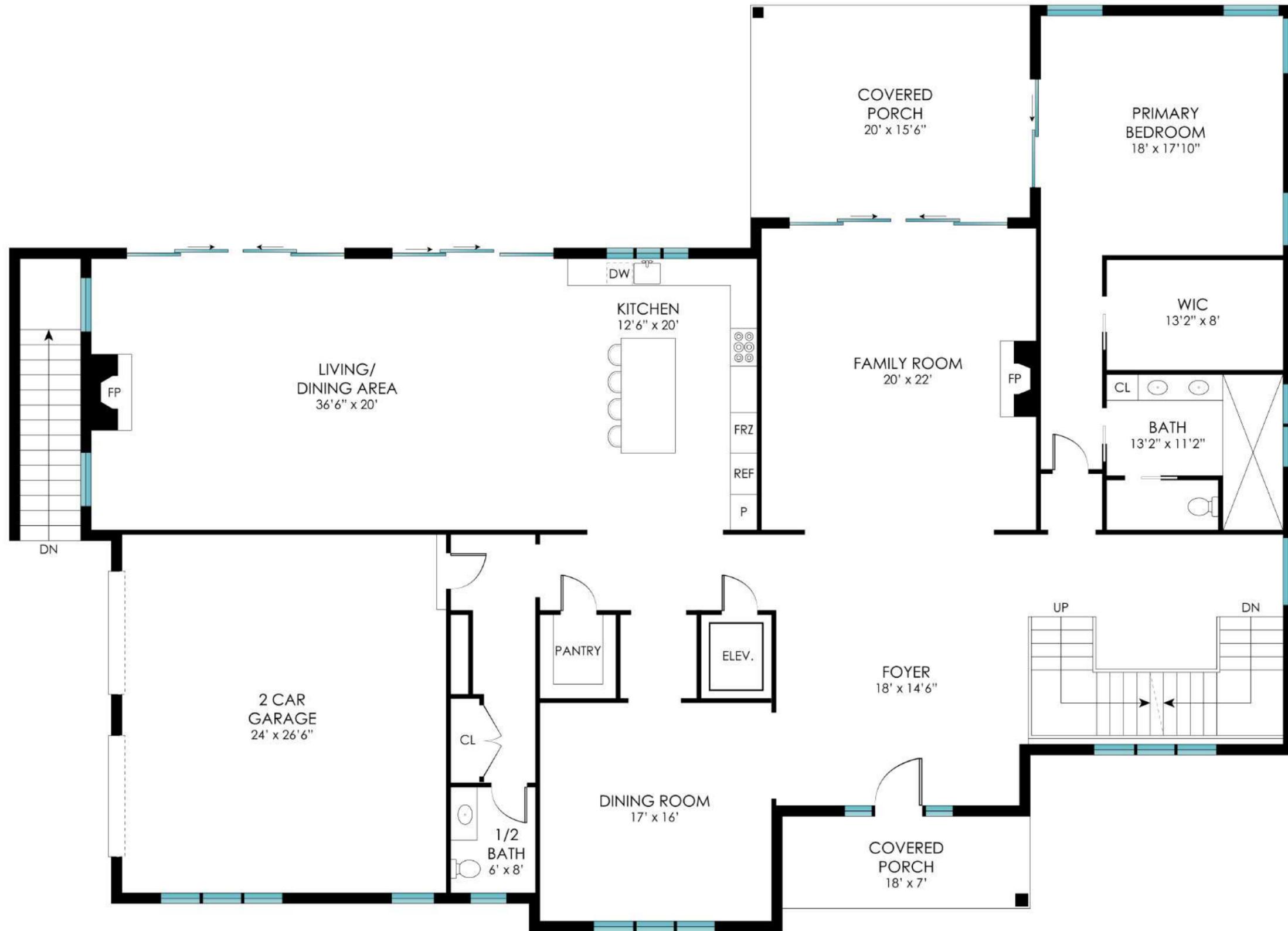
MECHANICAL / TECHNICAL ASPECTS

- 5 Zone Gas Forced Air Heat & Cooling
- 1000 Gallon Propane Tank for Heating, Cooking & Pool Heater
- 600 Amp Electrical Service
- Multi Zone Sonos Sound System Throughout
 - o Wired w/ Speakers in Almost Every Room
 - o Outdoors Wired w/ Speakers
- High Efficiency LED Lighting Throughout
- Low Voltage Set Up for Cable TV, WIFI, etc





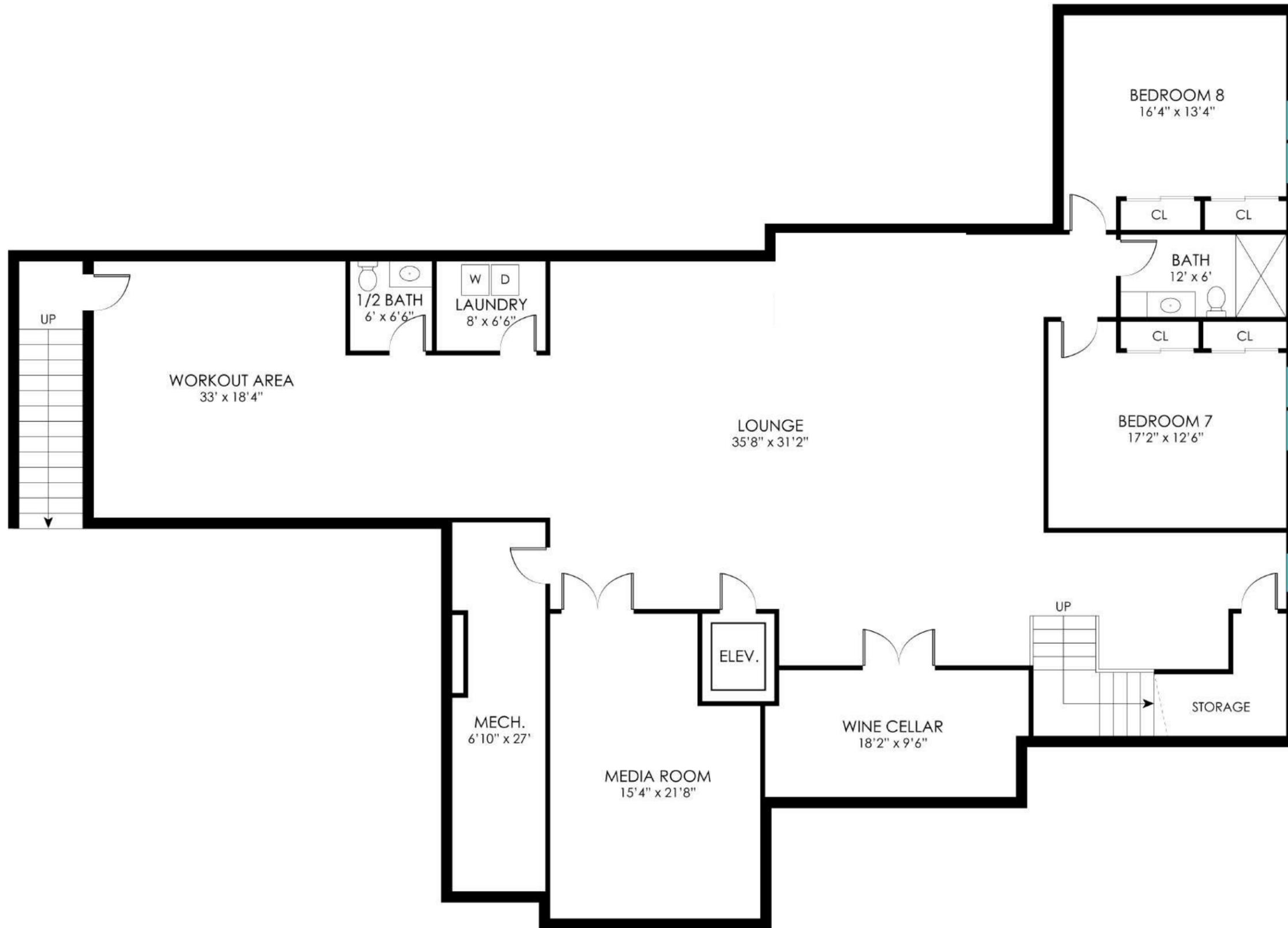




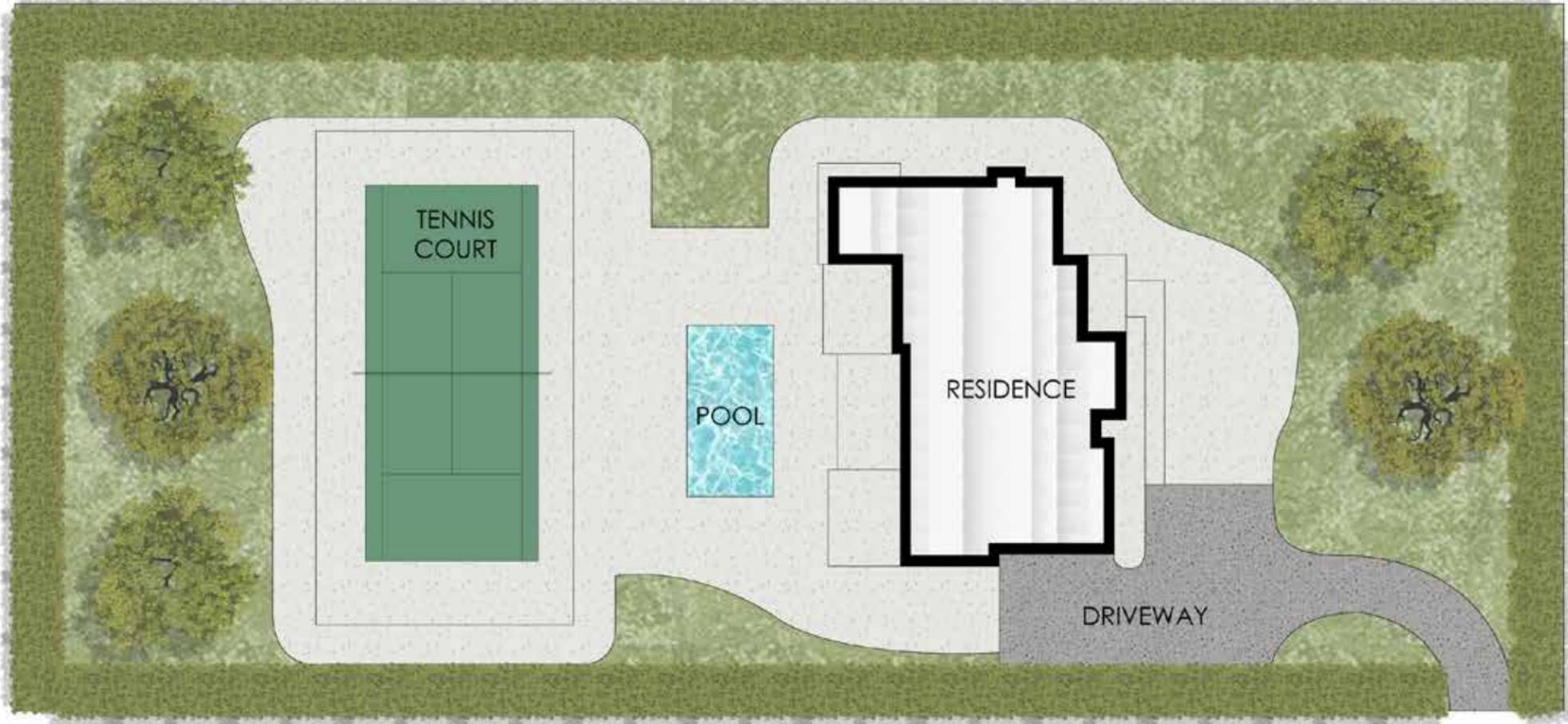
1ST FLOOR - 3647 SF
 GARAGE - 675 SF

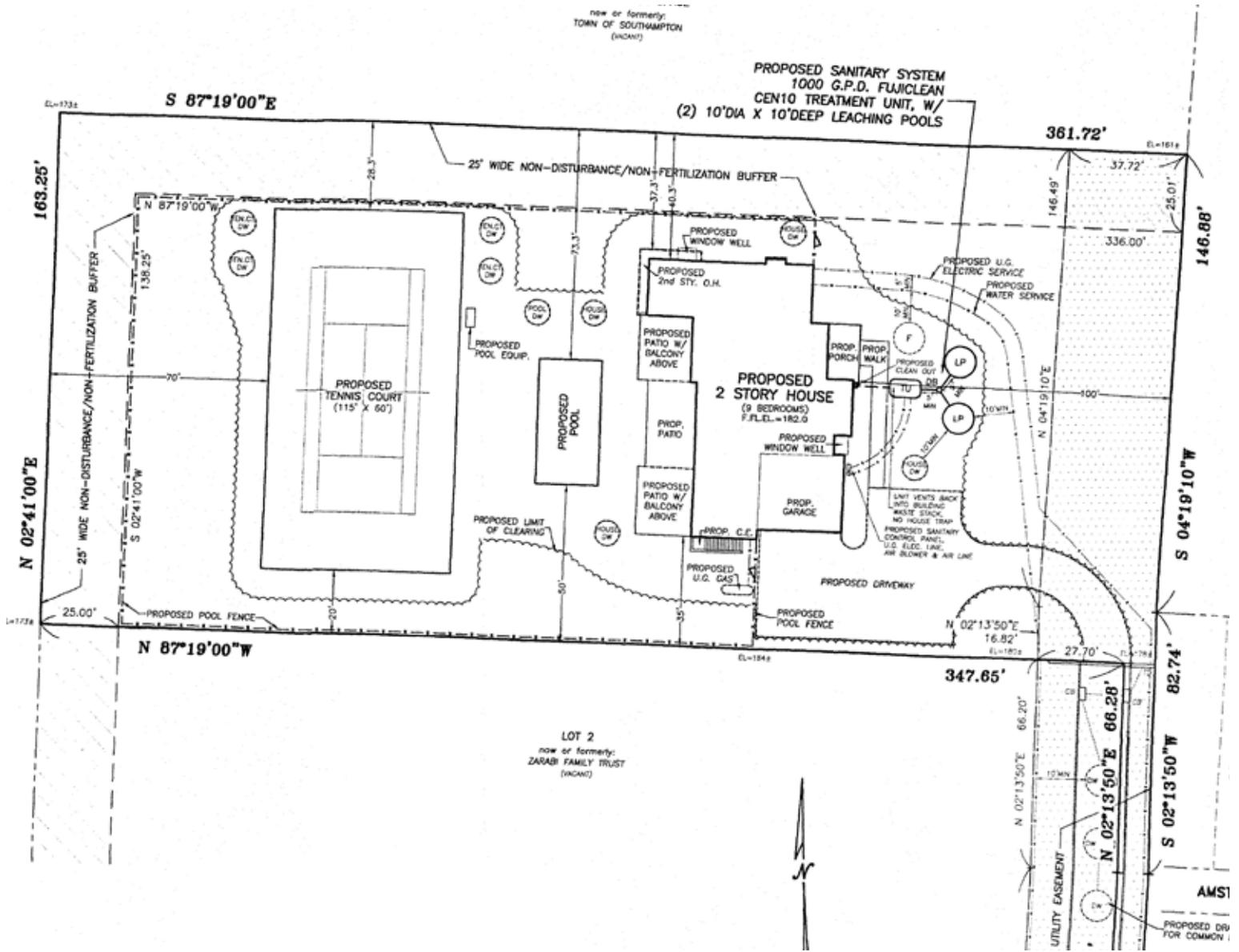


2ND FLOOR - 3239 SF



BASEMENT FINISHED - 3055 SF
BASEMENT UNFINISHED - 185 SF





\$8,995,000

347 Great Hill Road,
Southampton

1.50 acres / 9,500 SF+/-
8 bedrooms / 7 full bathrooms

Tax Map: 0900-078.001-01-000.034/003

For more pictures, video and info visit:

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