

 LOCATION

Southampton, NY 11968

 DISTANCE FROM NYC

96 miles

 TAGS

Balcony, Bathroom, Bedroom, Deck, Dock Pier, Eclectic Quirky, Exposed Beam, Fireplace, Lake or Pond, Living Room, Modern Contemporary, Staircase, Staircase Ext, Terrace Patio, Water View, Woods

 SPECS

1,500 sq ft

12'-14' ceiling height upstairs

8' ceiling height downstairs

0.5 acres

 CATEGORIES

Cottage, Event Space, House

## Notes

Unique and serene location in Southampton, nestled alongside Little Fresh Pond. This spacious house is characterized by a modern, open-plan layout and a captivating view of the water, accentuated by majestic, western-facing sunsets.

The property boasts a plethora of exterior features that offer an array of potential backdrops for your production. These include a private dock, an expansive deck complete with plush outdoor couches, and a charming outdoor dining area. Furthermore, the enchanting tree lights contribute to creating a magical and relaxing nighttime ambiance, perfect for evening or night shoots.

The interior of the house complements the beauty of the exterior with floor-to-ceiling windows framing the breathtaking views. The home's decor is fresh and modern, featuring new sisal carpeting and furnishings throughout, akin to a high-end hotel. Each room presents a water view, with the primary suite offering an unparalleled outlook. This primary suite includes a king-size bed adorned with 100% European Flax Linen bedding, a large Smart TV, a cozy sitting nook, and dual closets, ideal for wardrobe or makeup stations.

The house's proximity to various Southampton landmarks provides potential for varied shot compositions. It is less than 2 miles to Southampton Bay Beaches, 5 miles to world-class Southampton ocean beaches, and only minutes from Southampton Village. Golf clubs, horse farms, wineries, shopping, and restaurants are all within a short drive, allowing for a myriad of different filming environments.

Additional features of this property that may benefit your production include:

- High-speed Wi-Fi for quick content transfers or livestream needs
- Wood-burning fireplace, providing a cozy and intimate setting
- Large propane bbq with outdoor range for culinary scenes
- Sonos audio system to set the mood or for post-production needs
- Electric car charger port
- AC with a Nest System, WIFI/APP capable, ensuring a comfortable climate for cast and crew
- Handwoven Turkish Beach Towels, which can serve as unique props or set decorations.

**Restrictions:**

Prefer max headcount of 50.

Floor protection required.

Requests to paint walls must be approved in advance by owner. No nailing into walls.

Requests to shoot after 9pm must be approved in advance by owner.

















