

"Construction you can count on. We get it done."



FOR SALE

140 Accabonac Road
East Hampton, NY 11937

Over three decades of accomplishments in residential construction. Our track record speaks for itself. We build bespoke homes in the Hamptons at a reasonable price. Hence our motto "Quality within Reach."



INTERIOR FEATURES

- MARCH 2025 COMPLETION
- 6,678 SQ FT MAIN HOUSE
- 2,991SQ FT FIRST FLOOR
- 3687 SQ FT SECOND FLOOR
- 2,306 SQ FT LOWER LEVEL
- 748 SQ FT ATTACHED 3-CAR GARAGE
- TOTAL 7 BEDROOMS (ALL EN-SUITE)
- TOTAL 8 FULL BATHS PLUS 3 HALF-BATHS
- HARDWOOD FLOORS
- 2 LAUNDRY ROOMS (SECOND & LOWER LEVEL)

EXTERIOR FEATURES

- 2.64 ACRES
- 2 ACRES FULLY CLEARED
- OIL AND STONE DRIVEWAY
- ENTRY COVERED PORCH
- COVERED BACK PORCH
- LARGE STONE TERRACE
- JR MASTER STONE TERRACE
- 18' X 60' POOL WITH AUTO COVER
- BUILT-IN 8' X 8' HOT TUB IN POOL
- POOL PAVILLION WITH WET BAR
- OUTDOOR FIREPLACE
- OUTDOOR SHOWER
- OUTDOOR KITCHEN WITH BBQ
- PROFESSIONALLY LANDSCAPED

LOWER LEVEL FEATURES

- GYM
- STEAM ROOM WITH POWDER ROOM ADJACENT TO GYM
- PLAYROOM
- RECREATION/TV ROOM WITH WET BAR
- LAUNDRY ROOM
- POWDER ROOM
- LAUNDRY ROOM
- BEDROOM WITH EN-SUITE
- TWO LIGHTWELLS WITH WALK-UP MASONRY STAIRCASES TO YARD
- STORAGE ROOM
- TWO MECHANICAL ROOMS

FIRST FLOOR FEATURES

- ENTRY HALL/FOYER-VAULTED CEILINGS
- OPEN FLOOR PLAN
- PRIMARY LIVING ROOM
- FAMILY ROOM
- KITCHEN
- DINING ROOM
- TWO GAS FIREPLACES
- JR PRIMARY BEDROOM EN-SUITE
- POWDER ROOM
- MUDROOM/POOL POWDER ROOM
- MUDROOM
- OFFICE
- LINEN CLOSET
- PANTRY

SECOND FLOOR FEATURES

- TWO SEPARATE STAIRCASES
- SITTING ROOM
- BACK STAIRCASE TO SECOND PRIMARY
- SECOND PRIMARY BEDROOM EN-SUITE
- THREE BEDROOMS WITH EN-SUITES
- LINEN CLOSET
- LAUNDRY ROOM
- MASTER BEDROOM WITH A LINEAR GAS FIREPLACE & ROOF DECK
- MASTER BATHROOM WITH FREE STANDING BATHTUB

ABSTRACT BUILDERS

140 Accabonac Road Materials

This home is a testament to the vision of renowned Hamptons Architect, **Thomas Heine**, and the tasteful curation of **Interiors by Karina Suarez**.

The exterior boasts of **Alaskan Yellow Cedar** siding and shingles, and **galvalume** gutters complemented by outdoor pavers of **Alabama Limestone Silver Shadow**. The interior is graced with select **White Oak wide plank engineered 8 inch** floors, adding a touch of warmth.

The windows, custom-crafted by **Marvin Windows**, are framed in **Black Aluminum**, as are the sliding doors imported from **European Artisan Doors**. The bathroom and kitchen fittings are from **Waterworks (Chronos model)** and **California Faucets**, all finished in polished nickel.

The shower doors, custom-made by **Coram Glass**, feature clear tempered glass with polished nickel trim. The kitchen boasts custom cabinets in rift White Oak by **Hunter Cabinets** and **HAFELE drawers**.

The kitchen countertop is a stunning **Dekton Bergen Quartz** and includes a custom-made range hood.

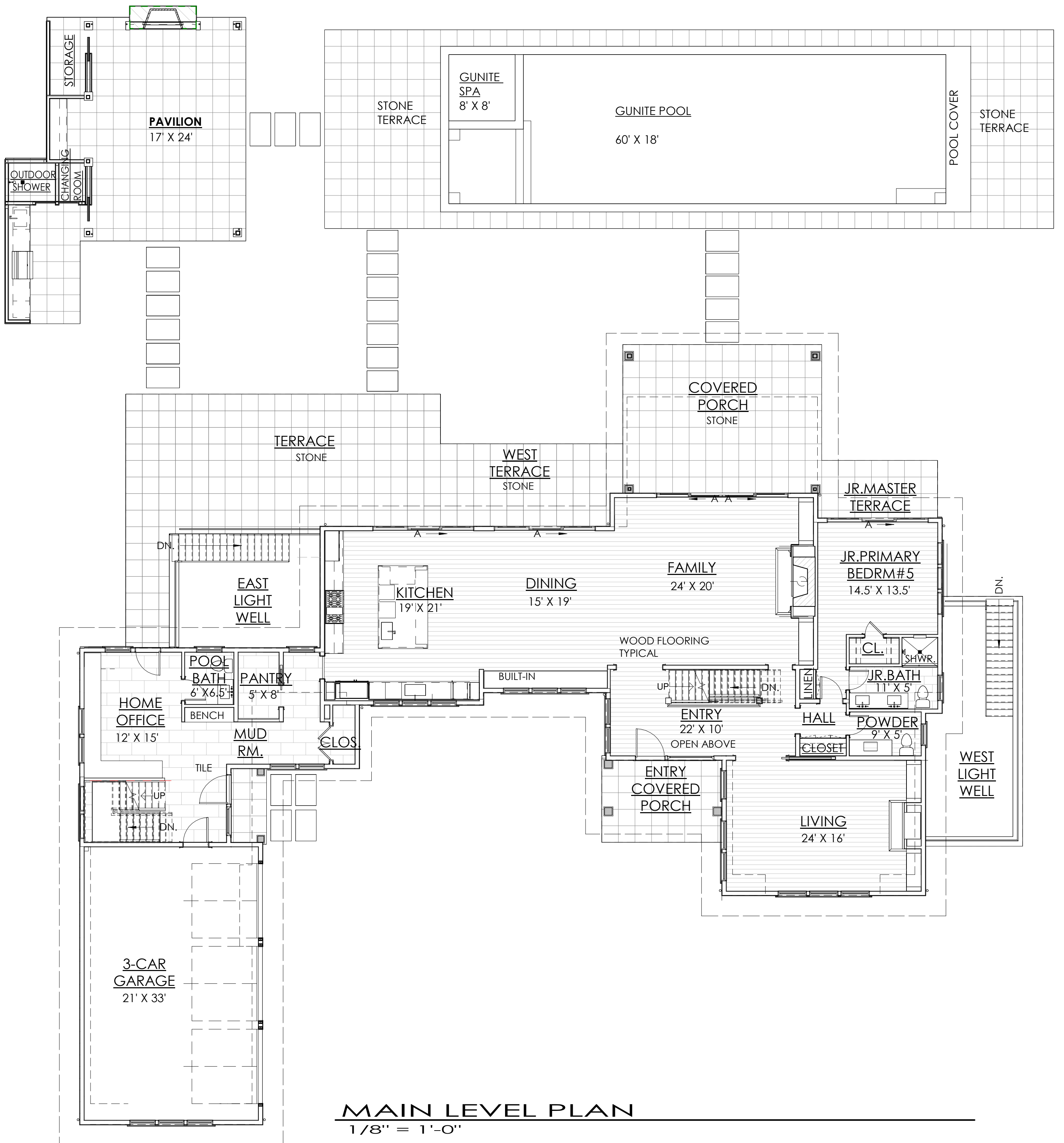
The kitchen is further equipped with two **Cove** dishwashers, a **Wolf** microwave drawer, a **Wolf** oven range and all gas cooktop, **Sub-Zero** refrigerator and freezer, as well as a **Sub-Zero** wine cooler.

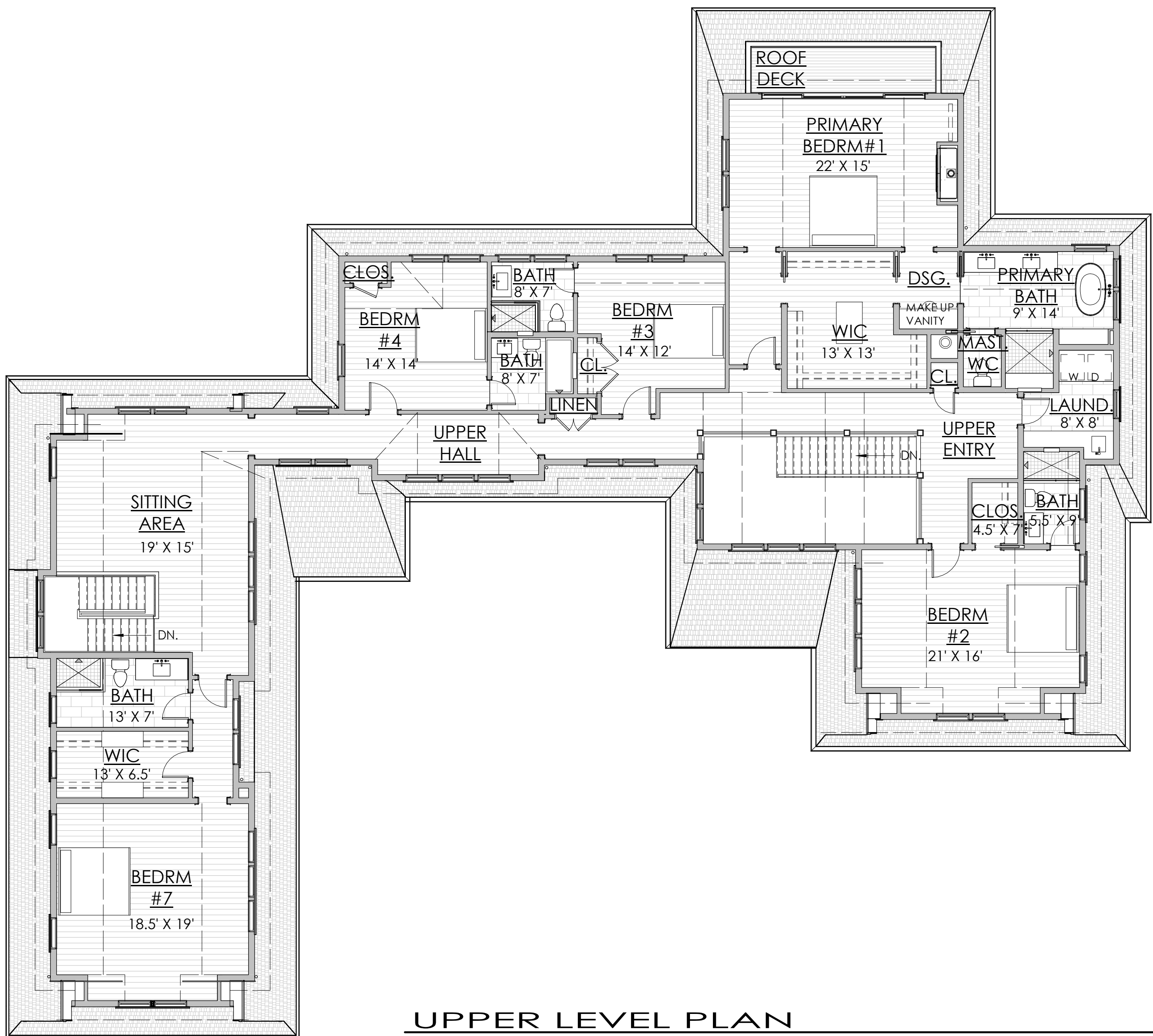
The bathroom tile and flooring, imported by **Cancos** tile, add a touch of elegance. The medicine cabinets, provided by **Robern**, offer practical storage solutions. Both laundry areas are equipped with ultra-large capacity washers and dryers by **LG**.

The interior lighting fixtures are custom-made by **Noguchi**, **Blueprint Lighting**, **Visual Comfort**, and **Worley's Lighting**. This home also includes three **Gas Fireplaces by Homecrafts**, framed with custom stone mantles.

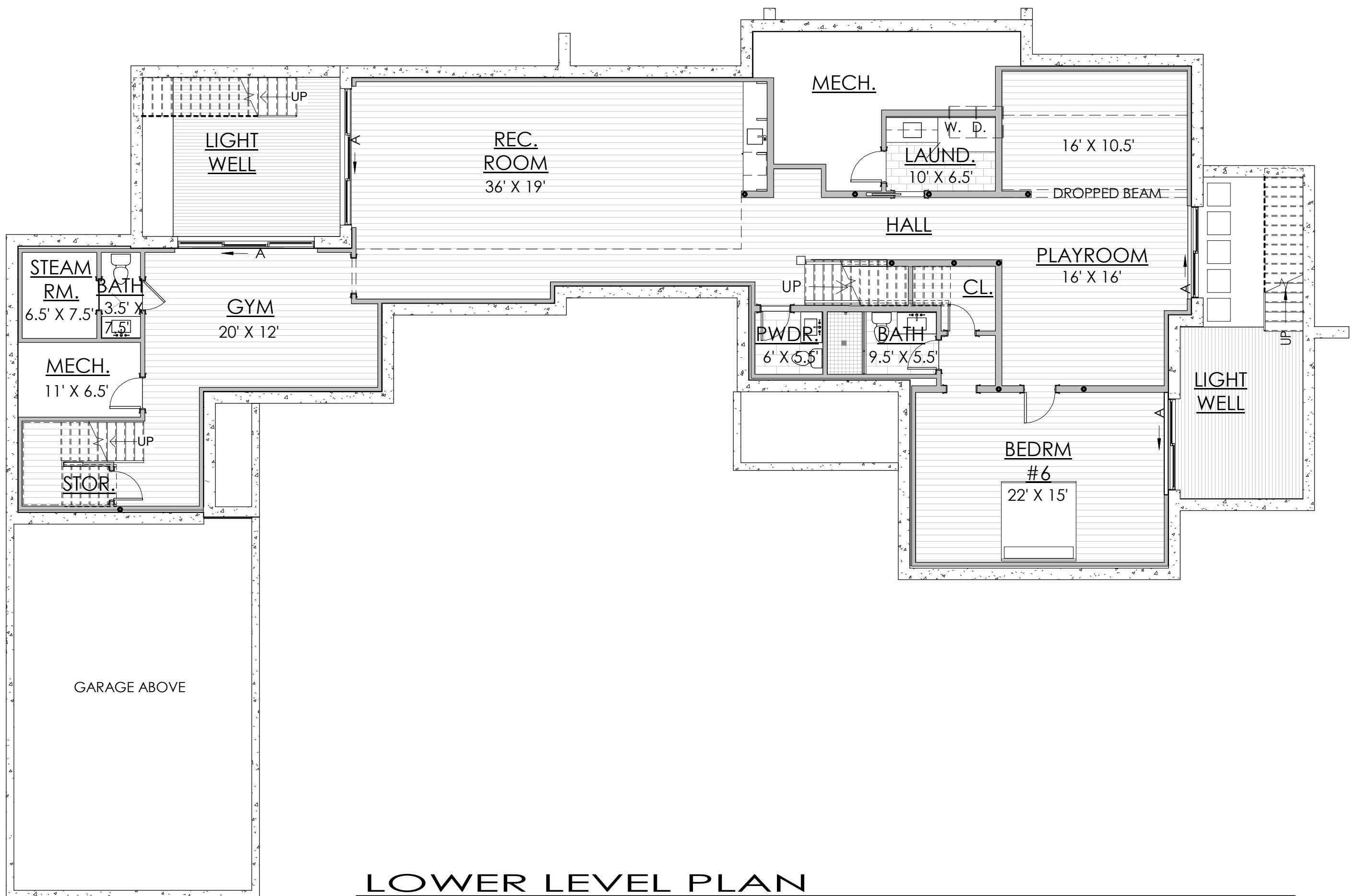
The house also features a central vacuum system by **Duravac** and **EMTEK door hardware**. The outdoor kitchen is equipped with a **Stainless-Steel grill** and cabinets by **New Age Products**, topped with a beautiful **Dekton Argentium** countertop.

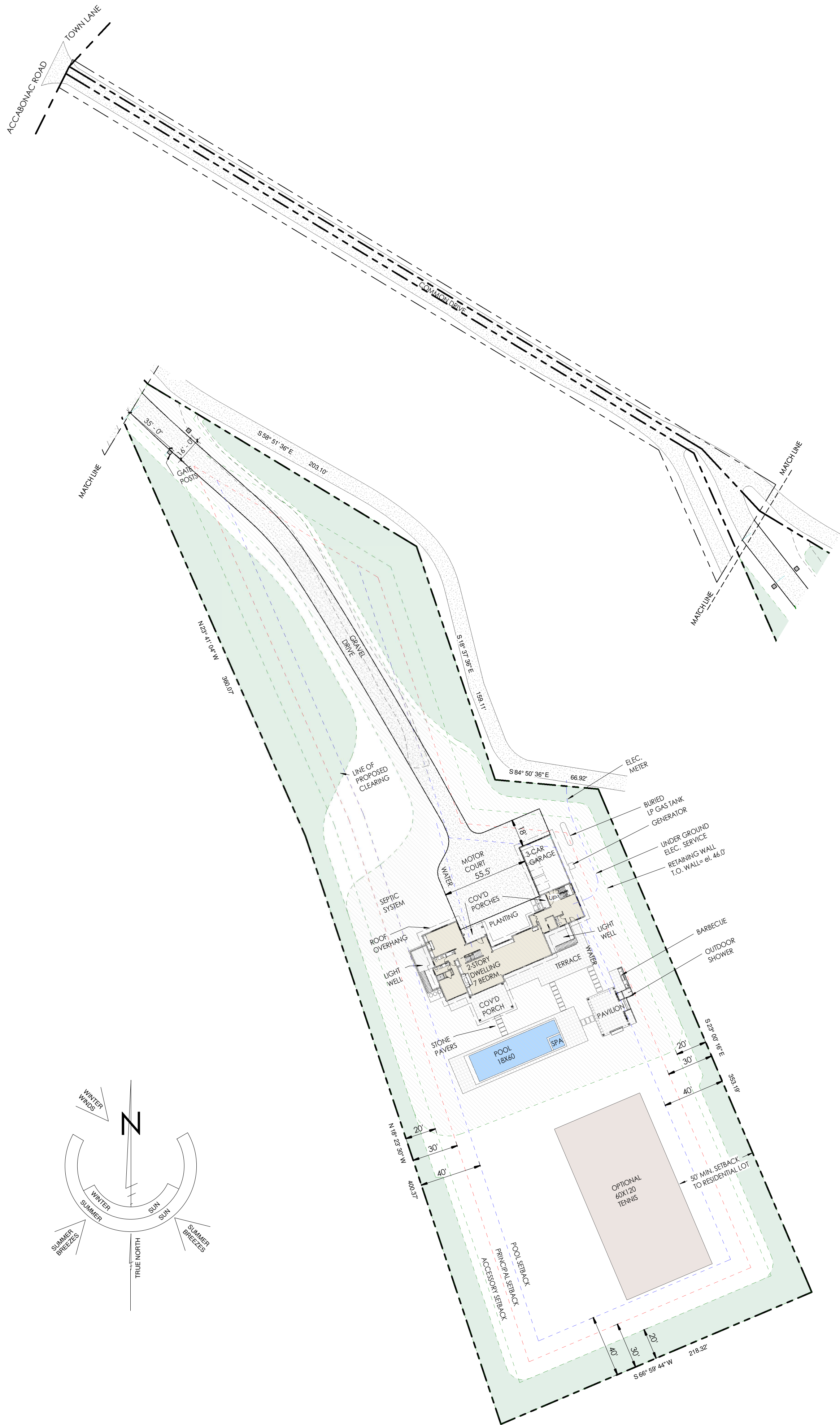
The paint throughout the house is with **Benjamin Moore custom blended colors** and **Plaster finish feature walls**, adding the final touch to this beautifully designed home.





UPPER LEVEL PLAN
1/8" = 1'-0"





SITE PLAN



BUILDING DATA

Main Level Gross = 2,991sf

Upper Level Gross = 3,687sf

Subtotal Gross = 6,678sf Garage
Gross = 748sf

Proposed Total Gross Princ. = 7,426sf

Finished Basement = 2,306sf Pavilion
= 574sf

Covered Porches = 616sf

Terraces = 1,015sf

Light Wells = 578sf

Pool Terrace = 1,164sf

Outdoor Shower/Storage = 94sf

Stone Pavers/Steps = 160sf

BBQ = 132sf

Pavilion Stair = 85sf

Driveway = 8,211sf

Pool Equipment = 58sf

Ret. Walls = 235sf

Generator = 16sf

Swimming Pool & Spa = 1,144sf

ABSTRACT BUILDERS

GET IN TOUCH WITH US!

*Please contact us to find out how we
can make your dream home a reality!*

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