

(631) 641-8736 | [INFO@TEAMMUSSO.COM](mailto:INFO@TEAMMUSSO.COM)

# East Hampton

2 Mulford Avenue







**East Hampton's newest luxury new construction opportunity** — just in time to bring your vision to life.

This stunning 4,000 sq. ft. estate offers the perfect balance of elegance and functionality, complete with a finished basement for expanded living space.



This is more than a home—it's a lifestyle. A rare opportunity to create a one-of-a-kind East Hampton retreat tailored entirely to you.

## INTERIOR (STANDARD)

<b>Interior Doors</b>
Solid Core 1 3/8" with selection of Raised Panel (Square or Arched), or Shaker (1 or 2 Panel)
<b>Front Porch</b>
Composite Decking - Color TBD by Client
<b>Stair Balusters</b>
Choice of Metal or Wood - TBD by Client
<b>Kitchen and Vanities Countertops</b>
· Client choice, allowance provided
<b>Interior Door Hardware</b>
Choice of Hardware from Kwikset in Nickel/Bronze/Black or Chrome TBD by Client
<b>Cabinet/Vanity Handles</b>
8" Pulls from - Color/Finish TBD By Client
<b>Paint</b>
· Interior Paint-Two coats Benjamin Moore Paint Super Hide White to all ceilings and closets. · Two coats of Benjamin Moore Flat paint to all walls. · Choice of one color throughout 1st floor and 2nd-floor Hallway - TBD by Client · Choice of Colors for Each Bedroom - TBD by Client · One coat of Benjamin Moore primer and a final coat of Benjamin Moore Ben's Semi-Gloss White to all woodwork and doors. · Garage primed white. · One coat of Minwax Stain to Railing and Posts prior to Sealer TBD by Client · Two coats of Satin Polyurethane to all Railings and Posts TBD by Client
<b>Kitchen Backsplash</b>
· Client choice, allowance provided
<b>Appliances</b>
· Client choice, allowance provided
<b>Tile (Bathrooms)</b>
· Client choice, allowance provided



## INTERIOR (OPTIONAL UPGRADE)

<b>Sitting Room off the Primary Bedroom</b>
• Per Plans
<b>Closet Interior Rod and Shelving system</b>
<b>Vaulted Ceiling in Primary Bedroom</b>
<b>Fireplace in Primary Bedroom</b>
• Gas Burning 42" Napoleon (EX42NTEL) • Mantel Design from Builders Selection
<b>Coffee bar in Primary suite</b>
• Cabinets from Builders Selection • Pullout fridge drawer • Countertop from Builders Selection
<b>Sauna in Primary Bathroom</b>
• HUUM Drop 9 Series 9kW sauna heater • 300 cubic feet- 6' wide x 6' deep • Cedar walls and ceiling • Cedar 5' wide bench • Glass shower door • Recessed lighting
<b>Steam Shower in Primary Bathroom</b>
• Mr. Steam, Steam Shower System • Full Height Master Shower Glass • Two Kohler Shower Fixtures • Vent Included • Mr. Steam Control Panel (AIRTBK-PC) • Lotus 2" Steam Shower LED (4)
<b>Shower Bench in Bathroom</b>
<b>Heated Floor in Bathroom</b>
<b>Washer/Dryer Hook Up in Mudroom</b>
• Dedicated Floor Drain as per plans
<b>Upgrade from 6'-8" to 8'-0" interior doors</b>
<b>10' Ceiling First Floor</b>
• Increase from 9' to 10' First Floor Wall Height
<b>9' Ceiling Second Floor</b>
• Increase from 8' to 9' Second Floor Wall Height
<b>9' Ceiling Basement</b>
• Increase from 8' to 9' Basement Wall Height



## INTERIOR (OPTIONAL UPGRADE)

<b>Additional Half Bathroom</b>
<ul style="list-style-type: none"><li>• Widespread Lavatory Faucet From Kohler K-394-4-CP (1) • Fabuwood Allure Line Vanity (Door Style and Finish TBD) • Kohler Caxton Undermount Lavatories for baths K-2210 (1) • Kohler Highline Arc Elongated Toilet (Slow-Close Seat Included) (1) • All plumbing fixtures are white • All Faucets and Shower Controls are Chrome. • 1 Vanity Fixture Per Sink • 1 Bath fan • Smoke detectors interconnected as per code • Decorator Receptacles tamper-proof white as per code • GFI Receptacles tamper-proof white to code • Decorator switches white to code • Tile Allowance (100 SF)</li></ul>
<b>Den off the Family room</b>
<ul style="list-style-type: none"><li>• Per Plans</li></ul>
<b>3rd Floor Observation Deck with stairs</b>
<ul style="list-style-type: none"><li>• Decking Choice from Builders Selection • Wire Railing System</li></ul>
<b>Cabana Bathroom</b>
<ul style="list-style-type: none"><li>• Devonshire Bath and Shower Faucet Trim K-T395-4 (1) • Widespread Lavatory Faucet From Kohler K-394-4-CP (1) • Fabuwood Allure Line Vanity (Door Style and Finish TBD) • Kohler Caxton Undermount Lavatories for baths K-2210 (1) • Kohler Highline Arc Elongated Toilet (Slow-Close Seat Included) (1) • All plumbing fixtures are white • All Faucets and Shower Controls are Chrome. • 1 Vanity Fixture Per Sink • 1 Bath fan • Smoke detectors interconnected as per code • Decorator Receptacles tamper-proof white as per code • GFI Receptacles tamper-proof white to code • Decorator switches white to code • Tile Allowance (100 SF)</li></ul>
<b>Additional En-suite Bathroom</b>
<ul style="list-style-type: none"><li>• Devonshire Bath and Shower Faucet Trim K-T395-4 (1) • Widespread Lavatory Faucet From Kohler K-394-4-CP (1) • Fabuwood Allure Line Vanity (Door Style and Finish TBD) • Kohler Caxton Undermount Lavatories for baths K-2210 (1) • Kohler Highline Arc Elongated Toilet (Slow-Close Seat Included) (1) • All plumbing fixtures are white • All Faucets and Shower Controls are Chrome. • 1 Vanity Fixture Per Sink • 1 Bath fan • Smoke detectors interconnected as per code • Decorator Receptacles tamper-proof white as per code • GFI Receptacles tamper-proof white to code • Decorator switches white to code • Tile Allowance (100 SF)</li></ul>
<b>Residential Elevator</b>
<b>Passive (no cooling) Glass Wine Cellar</b>

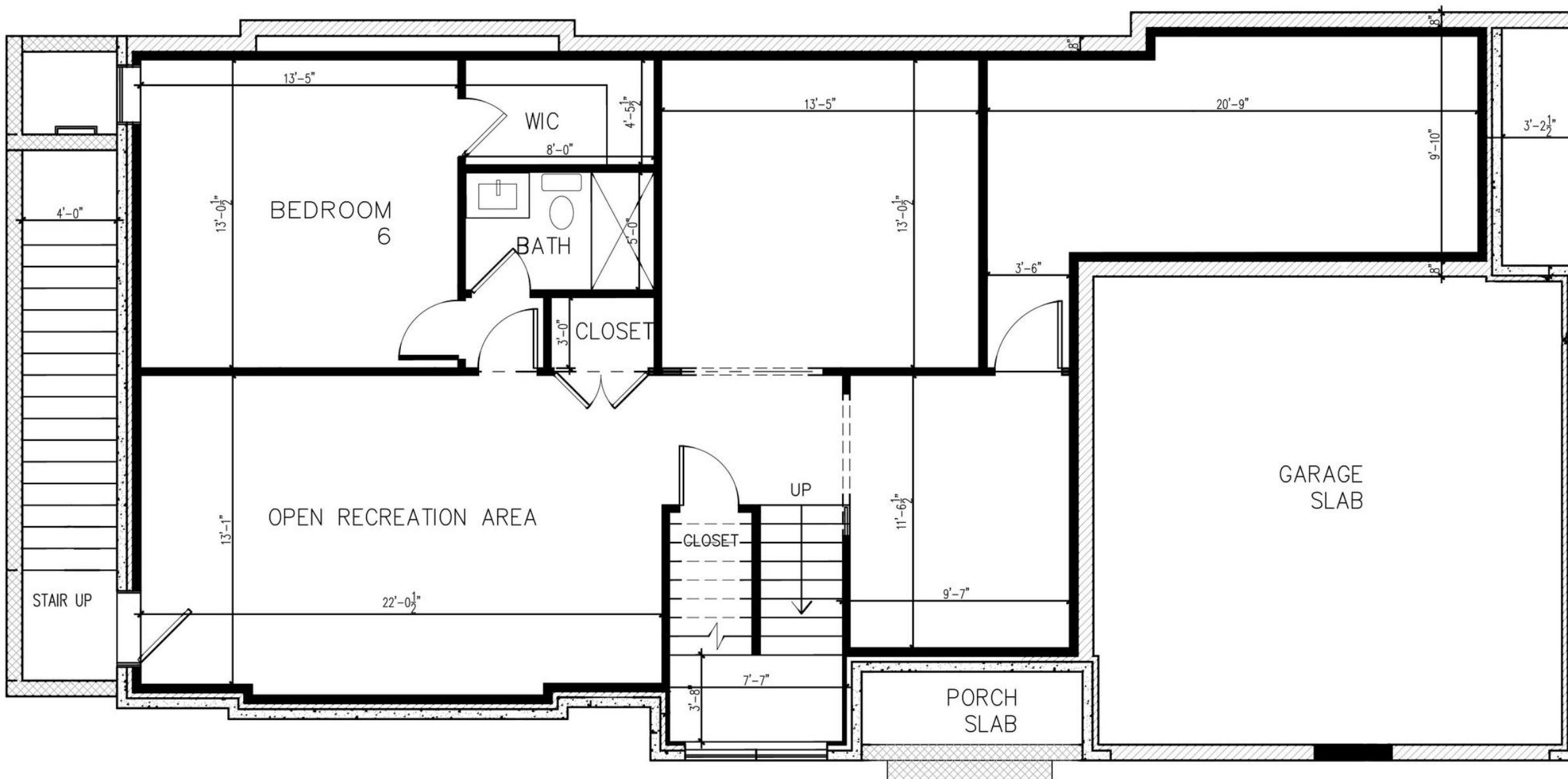


## INTERIOR (OPTIONAL UPGRADE)

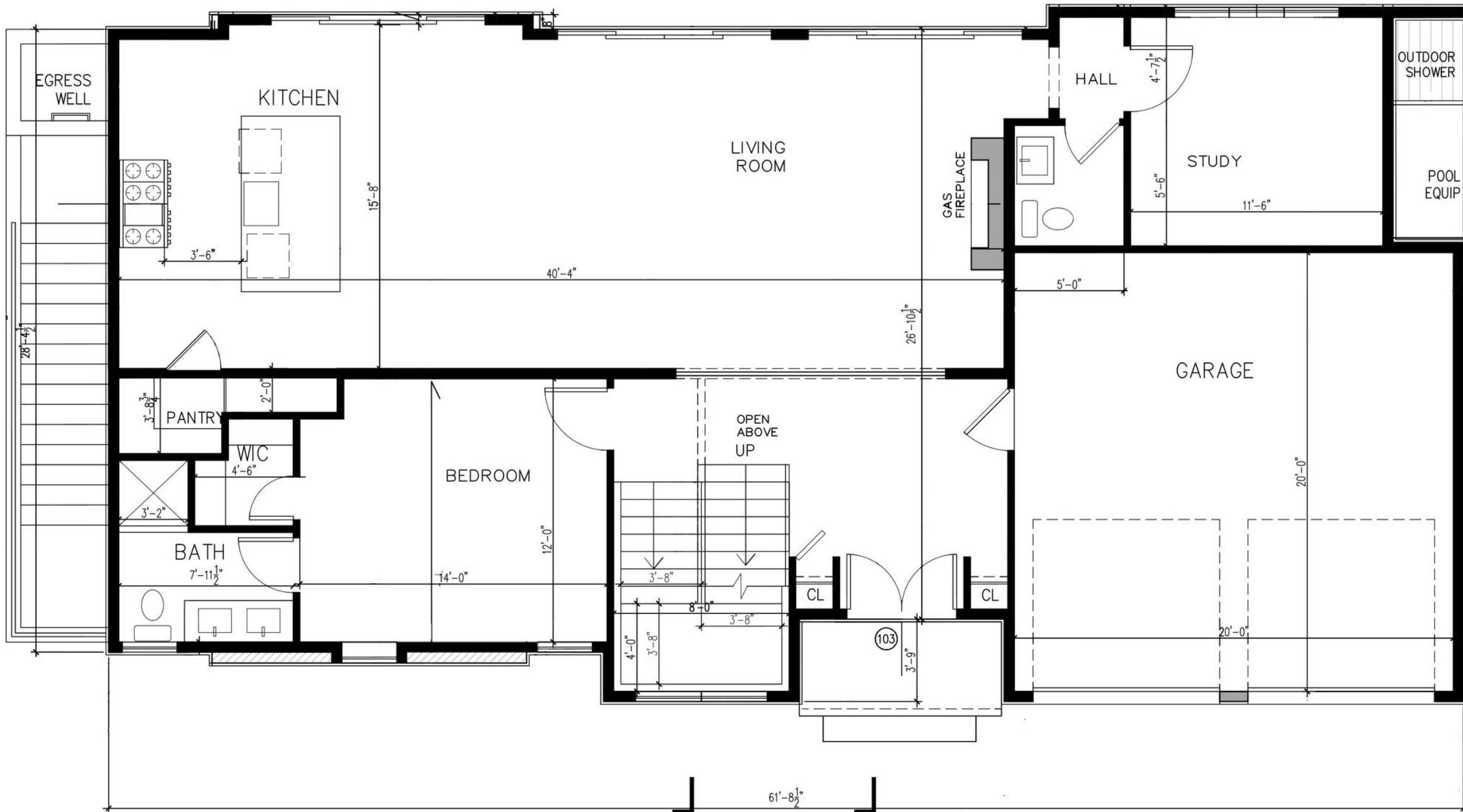
<b>Finished Lower Level</b>
<ul style="list-style-type: none"><li>Bathroom w/ Kohler Archer Tub</li><li>Devonshire Bath and Shower Faucet Trim K-T395-4 (1)</li><li>Widespread Lavatory Faucet From Kohler K-394-4-CP (1)</li><li>Fabuwood Allure Line Vanity (Door Style and Finish TBD)</li><li>Kohler Caxton Undermount Lavatories for baths K-2210 (1)</li><li>Kohler Highline Arc Elongated Toilet (Slow-Close Seat Included) (1)</li><li>All plumbing fixtures are white</li><li>All Faucets and Shower Controls are Chrome.</li><li>Sump Pump for Basement Waste</li><li>Bathroom w/ Tile</li><li>Spray Closed Cell Insulation on Walls</li><li>Framed Exterior Walls w/ 2 Dividing Rooms</li><li>Open Railing From 1st Floor down</li><li>Flooring from builder Selection</li><li>1 HVAC System by Rheem</li><li>All HVAC installed to code and New York State energy requirements.</li><li>Air conditioning units to be sized by energy star to meet standards.</li><li>25-Recessed fixtures, interior, Halo 6" white</li><li>TV receptacle - Location TBD</li><li>1 Vanity Fixture Per Sink</li><li>Porcelain utility fixtures to code</li><li>1 Bath fan Per Bathroom</li><li>Smoke detectors interconnected as per code</li><li>Decorator Receptacles tamper-proof white as per code</li><li>GFI Receptacles tamper-proof white to code</li><li>Decorator switches &amp; 3 way switches white to code</li><li>Painted White</li></ul>
<b>Column free zone in Lower Level</b>
<b>Wet Bar in Basement Allowance</b>
<ul style="list-style-type: none"><li>13 LF of Fabuwood Allure Line Galaxy Door Cabinet Bases</li><li>28" Kraus Stainless Steel Undermount Sink</li><li>24" XO Under Counter Beverage Center (XOU24BCGSL)</li><li>36" High Quartz Countertop (26 SF)</li><li>42" High Quartz Bar top Counter (26 SF)</li></ul>
<b>Theater</b>
<ul style="list-style-type: none"><li>Da-Lite Fixed Projector Screen- 165" Diag.</li><li>4K Projector (sony, epson, JVC) 3,300 Lumens, Laser Projector</li><li>7.1 Channel Speaker System w/subwoofer (in wall / in ceiling) and amplifier</li><li>Roku media player included</li><li>All wiring and installation included</li><li>Acoustic wall paneling</li><li>Carpet flooring</li><li>Lighting Dimming system</li><li>Stadium seating (furniture ready)</li></ul>
<b>Fitness center</b>
<ul style="list-style-type: none"><li>Pre-Fab Infra-Red Jacuzzi Branded Two Person Sauna</li><li>Rubber Gym Flooring System</li><li>Mirror Wall</li></ul>



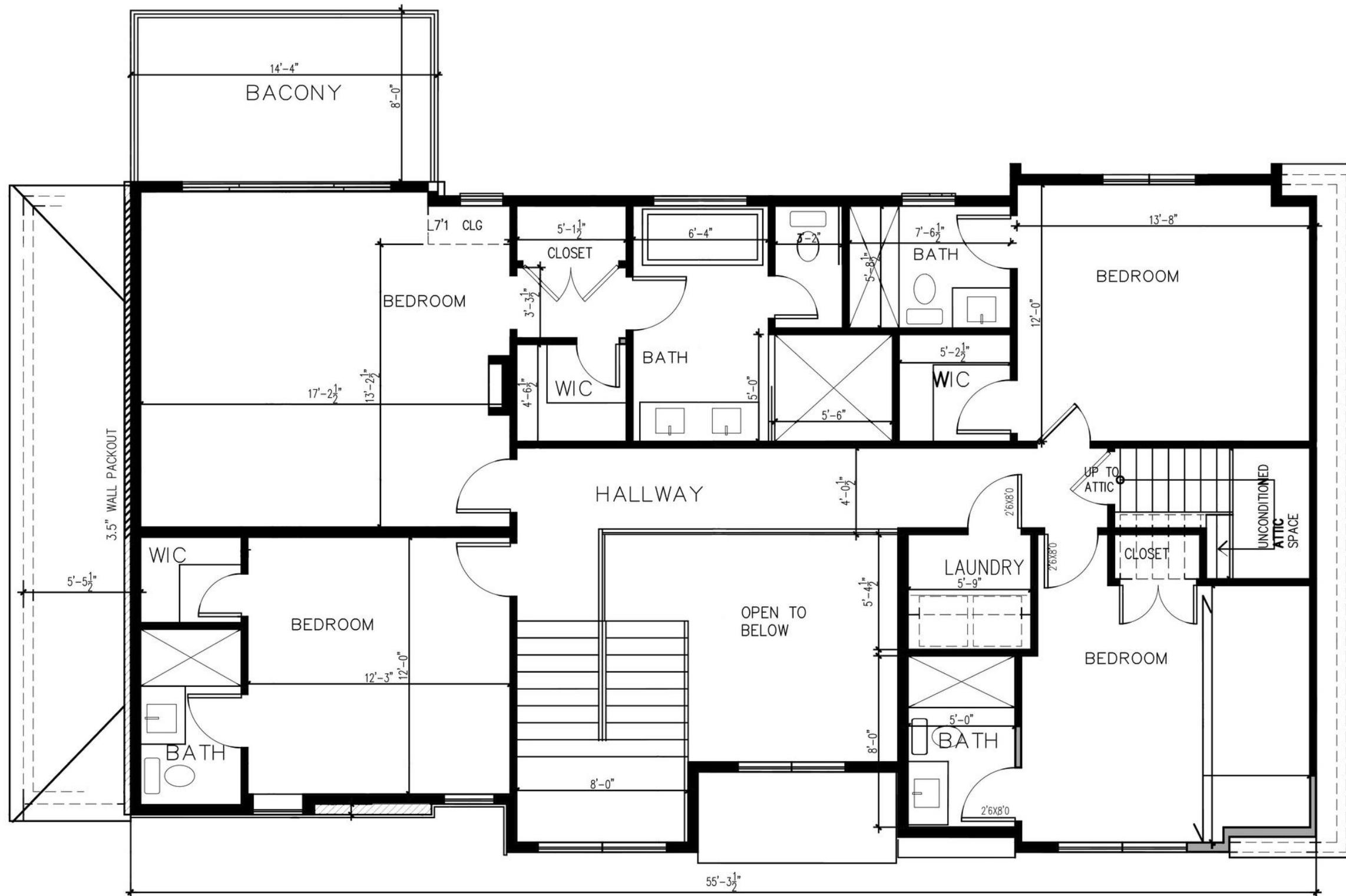
# Finished Basement Plan (1,037 SQ FT)



# First Floor Plan (1,379 SQ FT)



## Second Floor Plan (1,586 SQ FT)





# EAST HAMPTON

2 MULFORD AVENUE

## ABOUT THE BROKER



Paul Musso is a true visionary leader in the real estate world. His guidance has led many disenchanted and embittered realtors to push forward and achieve a level of success they never imagined. Awards such as the International Presidents Elite have proven that his style is working for him.

With his best year to date at 88 transactions and over \$38,000,000 in sales, he quickly became a force to be reckoned with in the residential arena. Whether representing a buyer or a seller, he gets the best deals for his clients. He is extremely knowledgeable in the residential spectrum, while also having an extreme grasp on the Commercial Arena as well. His passion, however, has always been working with developers and new construction.



Peter Musso specializes in new construction, luxury, and investment real estate. His clients are the most prominent property owners on Long Island including a national developer in their \$8MM land purchase for a future major development.

He is a 20-year veteran and was selected as one of the Top 20 Under 40 agents. Having managed the investment of over \$1 billion in real estate development, he is experienced in every facet of real estate. His extensive network, locally and nationally, allows him to provide exclusive service to his clients. He is an advisory board member of CUNY Baruch's Real Estate program from where he graduated with his MS in Real Estate.

***“BUILDING RELATIONSHIPS FROM THE GROUND UP!”***

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