

Southampton Home Features Luxe Outdoor Living Space

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The pavilion in the backyard at 38 Woodland Farm Road in Southampton truly makes outdoor living comfortable. Courtesy of Town & Country Real Estate

Beauty inside and out is right at your disposal with this Southampton home. It's never too early to start planning for the warmer months on the island, especially when outdoor entertaining is as easy as it comes with this property.

Located at 38 Woodland Farm Road, the 6,700-square-foot house is listed for \$4.85 million. Nancy C. McGann and Emily J. King of Town & Country Real Estate represent the property.

What makes this home truly stand out is its extensive exterior. The 2.14-acre property allows for plenty of secluded green space while also providing owners with lots of room for entertaining.

“I think one of the nicest features of this house is the privacy and how quiet it is there. No sound of traffic and great outdoor space,” McGann says.

A large deck spans the back of the house, just steps from a stone patio wrapping a saltwater pool. A separate spa adds to the outdoor ambiance and a sports court makes for even more fun.

In a separate area of the yard, there is an outdoor pavilion featuring its very own living room with a fireplace and large-screen television. Plus, there is a chef’s kitchen with black granite countertops, a dining area and a pantry. The Sonos sound system completes this additional entertaining space as well as the stunning design, with bluestone floors and western red cedar cladding. Ceiling heaters are installed to extend the months in which this luxurious pavilion can be used.

And if that is not enough, there is an attached outdoor shower and pool storage for the warmer months.

“The pavilion is amazing. If someone loves the outdoors and enjoys entertaining the pavilion is a real plus. Near the saltwater pool and spa and at the same time within the vision of the sports court. It all works so well,” says McGann.

Five bedrooms and seven bathrooms make up a fraction of the 6,700 square feet of interior space. There’s also a sunlit living room and a family room with a fireplace, perfect for getting cozy during the upcoming winter months.

Buyers can also make use of an eat-in kitchen and dining room. Some extra amenities of the interior are a mudroom, a finished basement with an exercise room, a two-car garage, and an office/bonus room.

