

20 The Hollows South Muttontown

A rare offering in Muttontown, 20 The Hollows South represents a complete transformation where thoughtful design, modern infrastructure, and timeless materials come together seamlessly. The home was meticulously reconstructed with an emphasis on natural light, elevated entertaining and effortless everyday living.

Interior & Design Highlights

- Completely reconfigured floor plan redesigned to the maximum parameters permitted by the Town of Muttontown without classification as new construction
- Reverse dormer addition creating dramatic 12-foot ceilings in the main living areas
- Open concept kitchen and living spaces designed for seamless entertaining and backyard access
- Primary suite reimagined to maximize natural light and window placement
- Character-grade white oak flooring throughout
- Quartz countertops throughout bathrooms
- Kohler fixtures inspired by Studio McGee design selections
- High end designer tile installations throughout
- All new recessed lighting and designer fixtures, including Visual Comfort selections
- Smart lighting system with app controlled automation and scheduling capabilities
- Laundry room featuring custom cabinetry and double stacked Electrolux washer and dryer units

Chef's Kitchen

- Taj Mahal quartzite countertops and full-height backsplash
- Cherry wood cabinetry
- Oversized island with seating for 8
 - Sub-Zero refrigeration
 - Wolf cooking appliances
 - Bosch dishwasher

Mechanical & Infrastructure Improvements

- Brand-new 4-zone Rheem heating and cooling system
- Integrated humidification and HEPA air purification system

- Brand new boiler
- Brand new hot water heater
- Entire electrical system fully redone
- Wired for CAT5 and future whole home sound system integration
- Full basement with outside entrance offering exceptional potential for future finished living or recreational space

Exterior & Grounds

- New roof
- Property professionally graded and landscaped
- Extensive clearing and permitted tree removal expanded the usable grounds and enhanced natural light throughout the property
- Complete transformation from an overgrown estate into clean, open, functional outdoor living space
- Newly fenced backyard
- New bluestone front walkway and entry
- Cambridge bluestone blend rear patio selected for reduced heat absorption during summer months
- Brand-new sprinkler system servicing front and backyard lawn areas
- Septic system raised and serviced approximately six months ago

A home where architectural vision meets modern luxury, 20 The Hollows South offers the scale, craftsmanship, and lifestyle of new construction in one of the North Shore's most coveted settings.

Exclusively represented by Christina Volz

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Luxury Collection

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