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## Sagaponack South 4 Acre Compound

**Sagaponack.** With a nod to its agrarian past while celebrating the best of what's new, an intriguing compound sprawling across 4 lush acres and awash in Sagaponack sea breezes, presents an unparalleled opportunity in the hamlet that has become the nexus of the Hampton lifestyle. An original barn, anchoring this unique compound, has been variously renovated and expanded over the years to become a singular 4,000 SF+/-, 3 bedroom, 5 bath light filled, country retreat. Antique brick and vintage wood flooring spread out past the expansive living room to include media room, den with fireplace, country kitchen, dining room and guest bedroom. The comfortable master wing with fireplaced sitting room, a pair of baths, private terrace and ample closets is joined upstairs by a generous guest suite. Special invitees will find both privacy and comfort in an original 1930's farmhouse with wraparound porch, updated and expanded to become 2,800 SF+/-, 6-bedroom guest house offering living room with fireplace, full kitchen and dining room. A separate barn which has been transformed into a unique gym/pool house with full bath sits between the heated waters of the 45' Gunite pool and the sunken Har-tru tennis court. A two-car carriage house with artist studio and full bath above and an office fashioned from an original chicken coop complete the array of buildings on the property. The wisteria covered trellises shelter a brick patio perfect for those languorous lunches and moonlit dinners. Specimen trees, a burst of colorful flowers and a sea of lawn both front and back are joined by the water lily pond which can be traversed by its Japanese red painted wooden bridge. And should your plans for this expansive tableau include something more ambitious, you'll be glad to know there is ample room to for a new, large residence to join some or all of what currently exist on this gorgeous 4 acre property only a short bike ride to ocean beaches. Call for your private tour today.

**Exclusive. \$17.95M WEB# 16007**



Southampton to Montauk...Sagaponack to Shelter Island  
The Hamptons for Buyers, Sellers, Renters & Investors

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