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## Chic 3.5 Acre Sagaponack South Estate Awaits

**Sagaponack.** Sagg Pond and Sagg Main sea breezes intermingle, wafting over a chic, custom designed 8 bedroom, 8,500 SF estate privately poised on 3.3+/- verdant acres very deep in Sagaponack South. At the end of a long, gated hedge lined drive, a clever and sexy architectural design has been masterfully executed using a mixture of materials, dressing up the residence with cedar, natural stone, and cherry wood flooring. Common rooms include a great room and a living room with vaulted ceilings and stone floors, both warmed by fireplaces. The fully equipped kitchen, with custom cabinetry and stone-topped counters, is more than up to the task of servicing the formal dining room. A contiguous breakfast room has doors to look out at and access the expansive covered porch. Each day will begin and end in the two-story master wing anchoring the east side of the home offering dressing room and walk-in closet, luxurious bath with tiled floor, spa, multi-head shower, a separate sitting room and upstairs a massage room/office. Two additional guest suites, a staff room with bath, laundry room and a 2-car garage complete the first floor. Upstairs is a separate guest area offering three bedrooms with bathrooms ensuite, wet bar, private terrace and second laundry room. A private guest suite awaits at the top of yet another staircase. The finished lower level contains a recreation/media room, mirrored gym and full bath, a wine room and extensive storage area. Covered and uncovered patios look out at a heated Gunite pool set within natural stone and augmented by an elevated, vanishing edge hot tub hidden from view behind large boulders. The separate all-weather tennis court is reached through an arbor covered in honeysuckle and wisteria, with a nearby cabana. The zen-like grounds, infused by a kaleidoscope of color, offer specimen trees, flowering shrubs, perennials and ornamental grasses while a water lily pond adds to the properties élan. Although privatized on three sides by perimeter evergreens and tall hedging, western view looks out over contiguous farm fields to the sunset beyond. With both Pierre's Market and the broad beaches just a bike ride away, this singular estate awaits your preview today.

**Co-Exclusive. Price Upon Request WEB# 34854**



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

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