

Sagaponack Supreme

119 Merchant's Path, Sagaponack



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Property Details / Amenities / Features

- | | | |
|-----------------------------|-----------------------------------|-----------------------------------|
| - Built In 2012 | - 4 Fireplaces | - 4' Oak Plank Flooring |
| - Gambrel | - Gas Hot Water Heat (5+/- Zones) | - Cedar Shingles |
| - 5,800 SF+/- | - Central Air Conditioning | - Full Finished Basement |
| - 1.8 Acre Flag Lot | - Well Water | - 20'x40' Heated Gunite Pool |
| - 2 Stories | - 15+/- Zone Irrigation System | - 8'x8' Gunite Spa |
| - 8 Bedrooms | - Alarm System Installed | - 56'x112' Hardcourt Tennis (N/S) |
| - 8 Full / 1 Half Bathrooms | - Pre-Wired For CAT5/Audio/Video | |

First Floor

- | | | |
|---------------------------|-------------------------|------------------------------|
| - Double Height Entry | - Gourmet Kitchen with: | - Great Room with |
| - Powder Room | - Hunter Cabinets | Fireplace and Access to Deck |
| - Butler's Pantry | - Wolf and Sub Zero | - Master Suite with: |
| - Formal Dining Room with | Appliances | - Fireplace |
| Coffered Ceiling | - Breakfast Room/Den | - His / Her Walk-In Closets |
| - Covered Porch | with Fireplace | - Master Bathroom with: |
| - Mud Room | - 2-Car Garage | - Radiant Heat |
| | - Full Bathroom | - Steam Shower |
| | | - Jacuzzi |

Second Floor

- | | | |
|------------------------------|-------------------------|----------------------|
| - Master Bedroom Suite with: | - Master Bathroom with: | - 4 Ensuite Bedrooms |
| - Fireplace | - Steam Shower | - Laundry Room |
| - His/Hers Walk-In Closets | - Radiant Heat | |
| | - Slipper Tub | |

Lower Level

- | | | |
|---------------------------|----------------------|------------------------|
| - Large Recreational Room | - Mechanical Room | Rooms Appropriate For: |
| - Full Bathroom | - (2) Staff Bedrooms | - Sauna / Steam Room |
| - Gym | | - Wine Cellar |
| - Storage Closets | | - Media/Theater |



Front Exterior



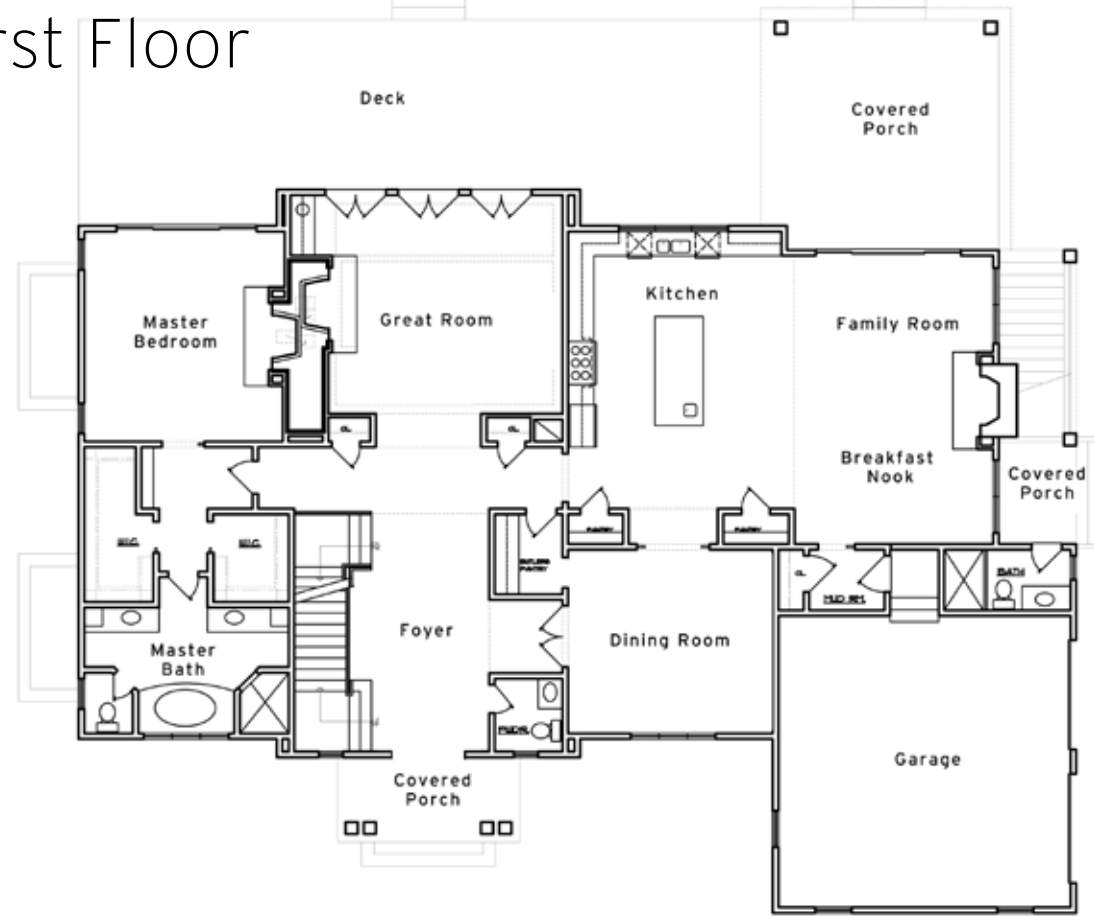
Double Height Entry

SAGAPONACK SUPREME

Sagaponack. In an area that's fast becoming the in place north of the highway, evidenced by a flurry of recent house and land sales, a McDonough & Conroy designed 8 bedroom, 8 1/2 bath gambrel is now complete in time for Summer 2012. Midway between ocean and bay, this 8000 +/- sq ft residence offers masterful construction, consummate detail and impressive symmetry on three levels of living space. A dramatic double height paneled entry welcomes you into a sun-drenched environment over richly stained oak floors. Spread out before you is the great room with coffered 11 ft ceilings, fireplace and wet bar. Turn left, past powder room, into the handsome formal dining room with paneled walls. The heart and soul of your days will happen in the expansive kitchen, professionally equipped and bolstered by a butler's pantry leading to the dining room. The kitchen flows seamlessly into an adjacent informal livingroom with fireplace, beamed 20' ceilings, wainscoted paneling and ample room to kick back and relax. French doors open to the covered porch outside. An expansive master with fireplace, his/her closets and luxurious bath with steam shower and Jacuzzi completes the first level. Upstairs, a second fireplaced master with similar amenities reigns over 4 additional ensuite bedrooms, serviced by its own laundry room. The finished lower level offers recreational and media rooms, full bath, staff lounge, 2nd laundry room with rooms for sauna and wine cellar. The 1.8 acre property will include generous lawn, colorful landscaping and expansive slate patios framing the heated Gunite pool, spa and sunken N/S all weather tennis court. Completing this offering is a fully wired residence, security and sprinkler systems, separate pool bath and a 2 car garage. With the villages of East Hampton, Sag Harbor and Bridgehampton nearby, this beautifully conceived residence provides convenient access to all the places you want to be.

Exclusive. WEB# 30075

First Floor



Kitchen / Family Room



Family Room with Fireplace



Kitchen



Formal Living Room



First Floor Master Suite with Fireplace

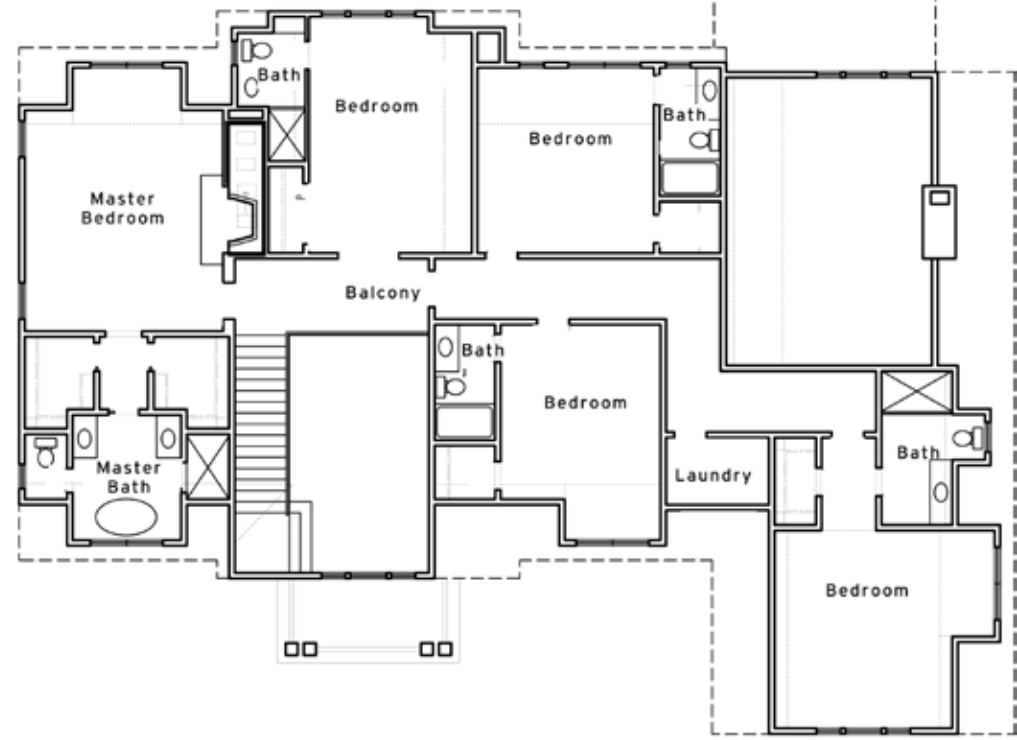


Formal Dining Room



First Floor Master Bathroom

Second Floor



Master Bedroom

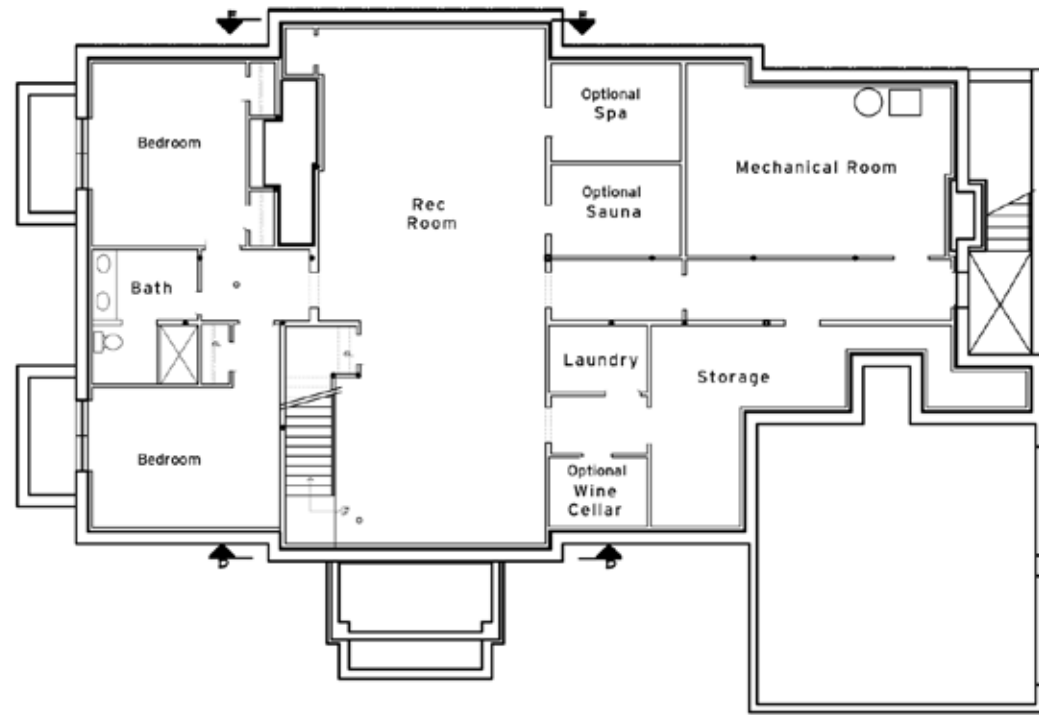


Guest Bedroom



Master Bathroom

Lower Level



Guest Bedroom



Lower Level



Guest Bedroom



\$3.695M

119 Merchant's Path
Sagaponack

1.8 acres / 5,800 SF+/-

8 bedrooms / 8.5 bathrooms

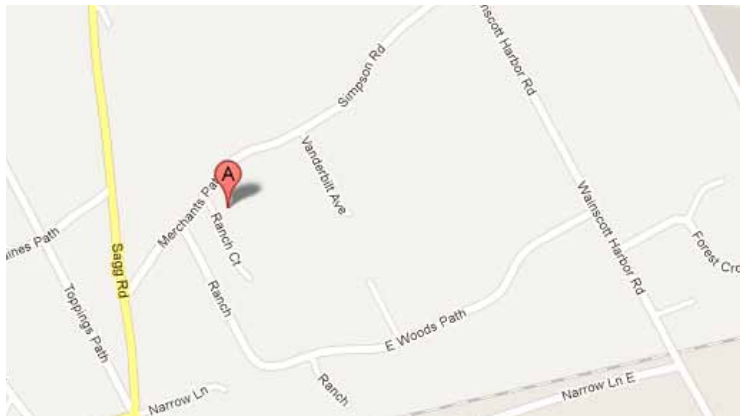
Tax Map: 0900-056.00-01.00-027.003

Yearly Taxes: N/A

For more pictures, video and info visit:

myhamptonhomes.com/30075

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