

# M&M Custom Luxury Homes

301 Merchants Path, Sagaponack



Gary DePersia, SVP, Associate Broker

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*corcoran*

corcoran group real estate

## Property Details / Amenities / Features

- |                             |  |                                     |
|-----------------------------|--|-------------------------------------|
| - Built In 2012             | - Cedar Shingles                           | - 4" White Oak Flooring             |
| - Traditional               | - Geothermal Heat with Propane (8+/- Zone) | - Pre-Wired For CAT5/Audio/Video    |
| - 6,000 SF+/-               | - Central Air Conditioning                 | - Private Driveway                  |
| - 6.6 Acres                 | - Well Water with Filter Installed         | - Full Finished Basement            |
| - 2 Stories                 | - 10+/- Zone Irrigation System             | - Attached 3-Car Heated Garage      |
| - 8 Bedrooms                | - Alarm Installed                          | - 20'x40' Heated Gunite Pool        |
| - 9 Full / 1 Half Bathrooms | - Central Vacuum                           | - Attached 8'x8' Spa                |
| - 4 Fireplaces              |  | - 60'x120' All Weather Tennis (N/S) |

### First Floor

- |                             |                             |                                |
|-----------------------------|-----------------------------|--------------------------------|
| - Double Height Entry Foyer | - Screened Porch            | - Dining Room                  |
| - Powder Room               | - Guest Bedroom Suite with: | - Butler's Pantry              |
| - Great Room with Fireplace | - Walk-In Closet            | - Eat-In Kitchen with:         |
| - Den with Fireplace        | - Access to Screened Porch  | - Adjacent Covered Porch       |
| - Full Bathroom             | - Private Bathroom          | - Custom Cabinets              |
|                             |                             | - Attached 3-Car Heated Garage |

### Second Floor

- |                              |                           |                                 |
|------------------------------|---------------------------|---------------------------------|
| - Master Bedroom Suite with: | - Master Bathroom with:   | - Jr. Master Bedroom Suite      |
| - Fireplace                  | - Radiant Heated Flooring | - Open Balcony To Foyer         |
| - Private Covered Porch      | - His/Hers Sinks          | - Laundry Room                  |
| - His/Hers Walk-In Closets   | - Separate Water Closet   | - (3) Additional Bedroom Suites |
|                              | - Large Shower Stall      |                                 |

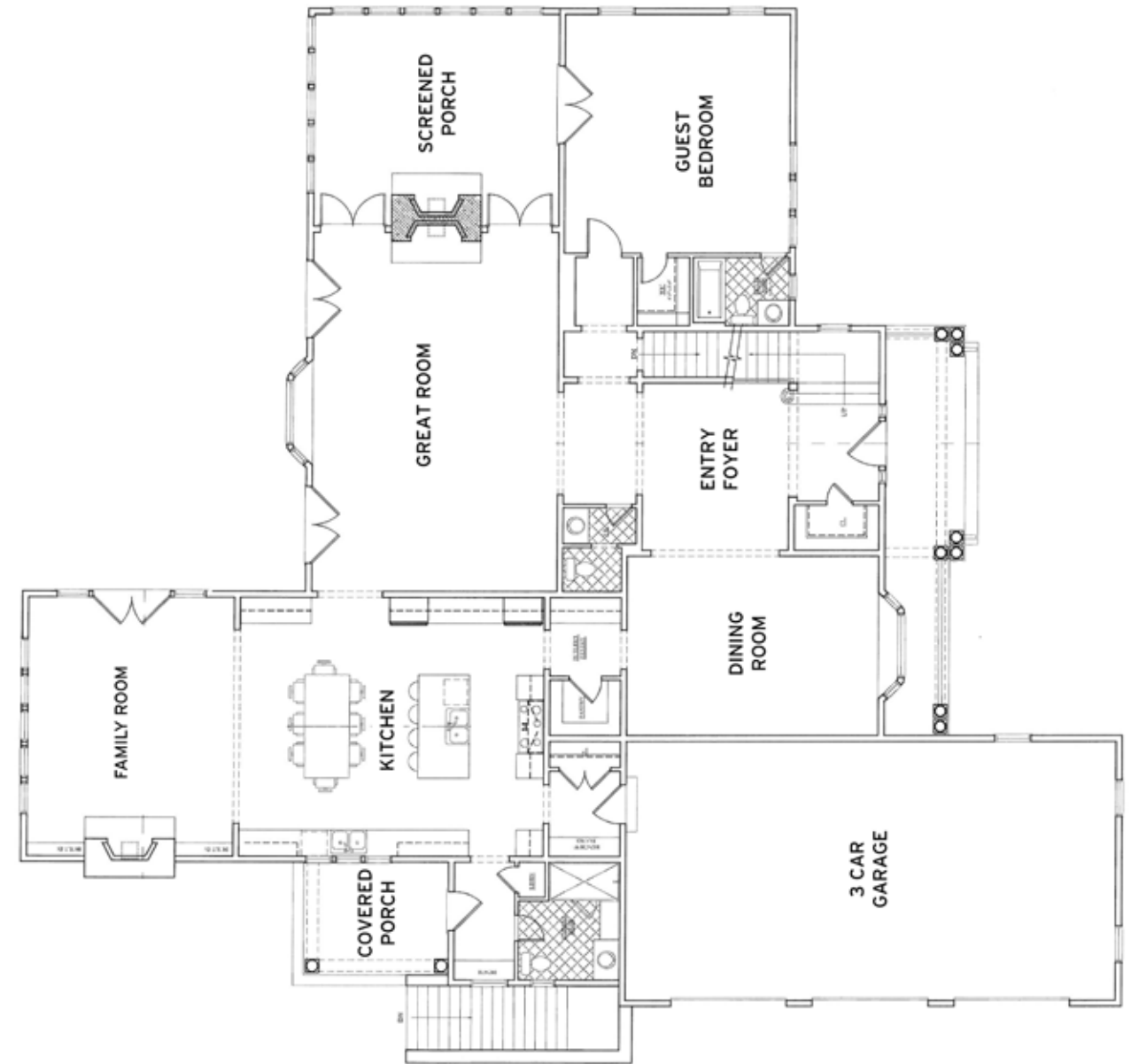
### Lower Level

- |                      |                          |                                |
|----------------------|--------------------------|--------------------------------|
| - (2) Full Bathrooms | - Sitting Room           | - Living Room                  |
| - (2) Bedrooms       | - Recreational Room      | - Mechanical and Storage Rooms |
|                      | - Rooms Appropriate For: |                                |
|                      | - Wine Cellar            |                                |
|                      | - Home Theater           |                                |

#### M&M CUSTOM LUXURY HOMES COMES TO SAGAPONACK

**Sagaponack.** Over six acres of privacy will greet you each and every day when you decide on this comely 6,000 SF+/- house now ready for occupancy in what's becoming a very hot enclave of new homes in Sagaponack North. M&M Custom Luxury Homes is offering their best floor plan to date with the copious amenities, high end finishes and superlative quality that has become their unique signature. A dramatic double height entry leads to the great room with fireplace, formal dining room, custom built kitchen with adjacent living room and fireplace, guest bedroom and a 3 car heated and tiled garage. Upstairs, the master wing, stretching from front to back, offers fireplaced sleeping chamber, a pair of walk in closets, luxurious bath and its own covered balcony. Four additional bedroom suites and a laundry room complete the second floor. A finished lower level offers almost 3,000 SF+/- of space that includes living room, recreational room, 2 bedroom suites and rooms appropriate for wine cellar and home theater. Outside, the screened porch with fireplace looks out at the heated Gunite pool and spa, sunken tennis court set within stone walls which are all embraced by a sea of verdant lawn. With the villages of Bridgehampton, East Hampton and Sag Harbor nearby, you will always feel like you are in the middle of all the action if you are nimble enough to snag this offering.

Exclusive. \$3.995M WEB# 13576



First Floor

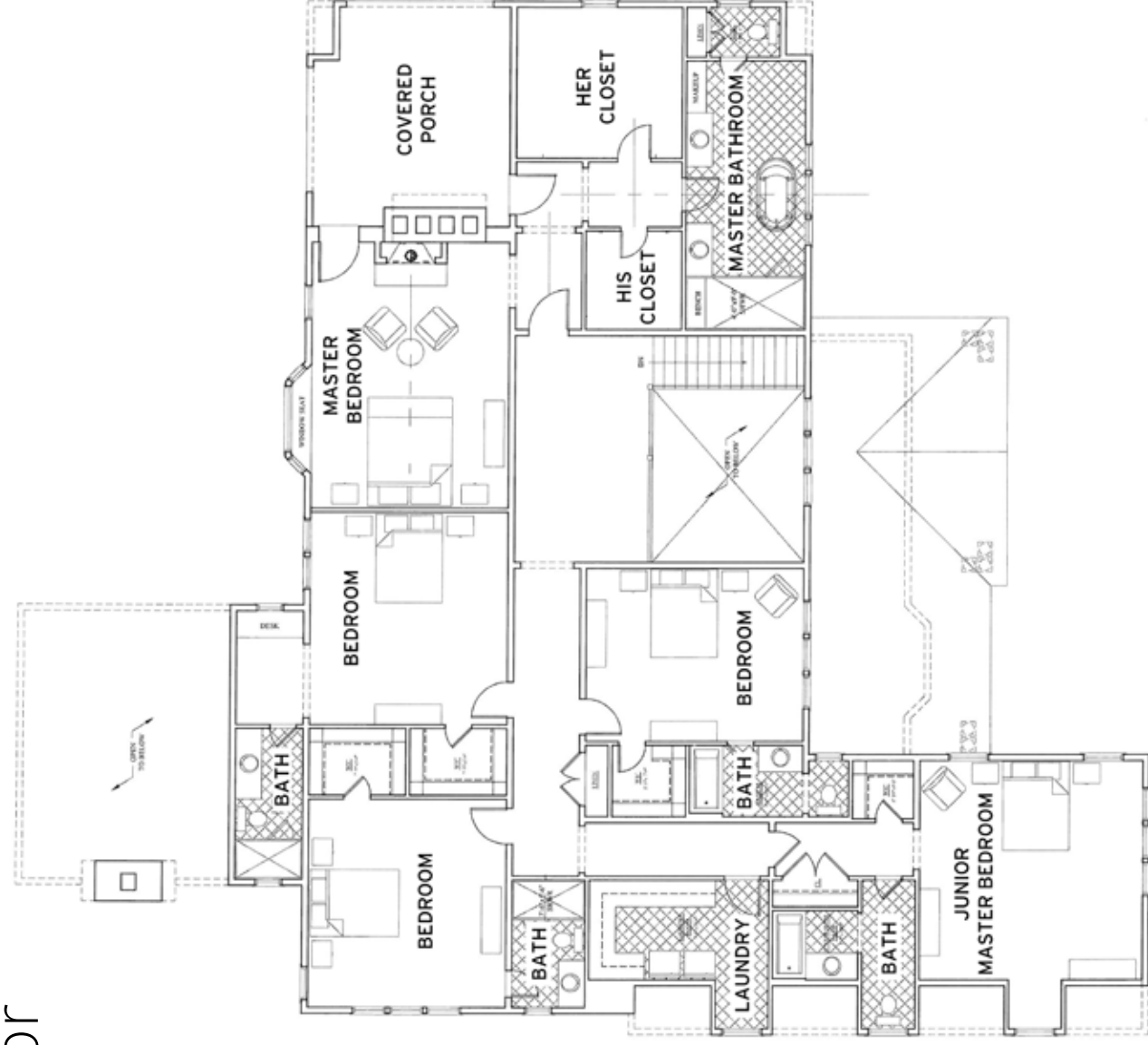


*Rear Exterior*

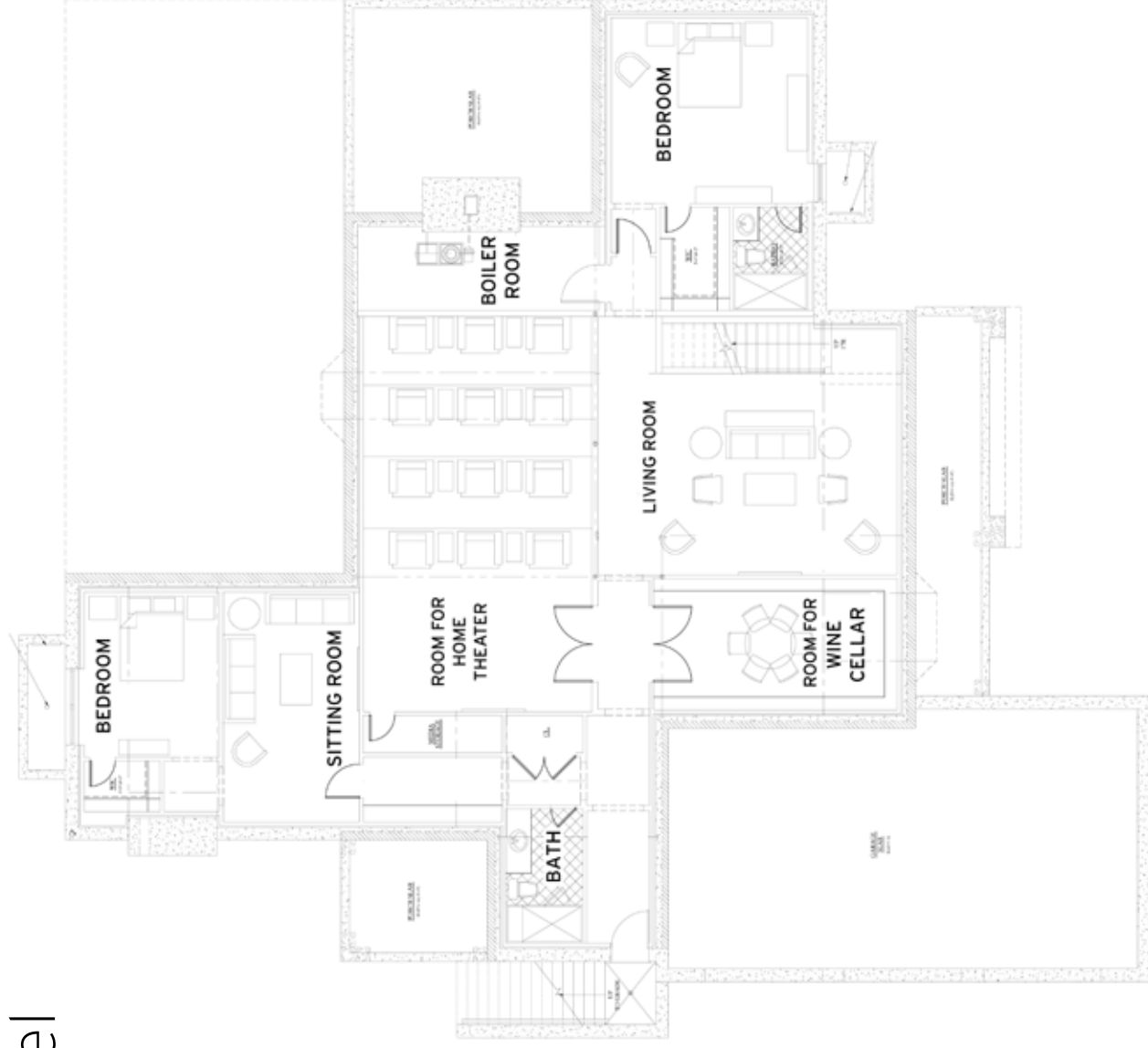


*Aerial*

Second Floor



Lower Level





**\$3.995M**

301 Merchant's Path  
Sagaponack

6.6 acres / 6,000 SF+/-

8 bedrooms / 9.5 bathrooms

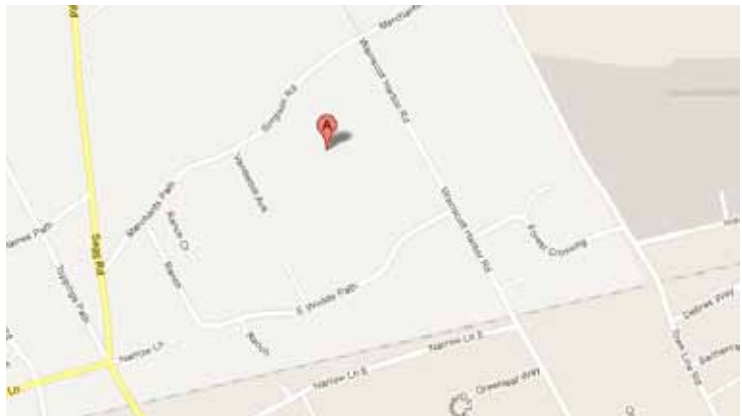
Tax Map: 0900-056.00-01.00-045.004

Yearly Taxes: N/A

For more pictures, video and info visit:

[myhamptonhomes.com/13576](http://myhamptonhomes.com/13576)

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