

Deep Roots

New Estate with Tennis, Guest House & A Sense History

603 Town Line Road, Sagaponack



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Rear Exterior



Aerial



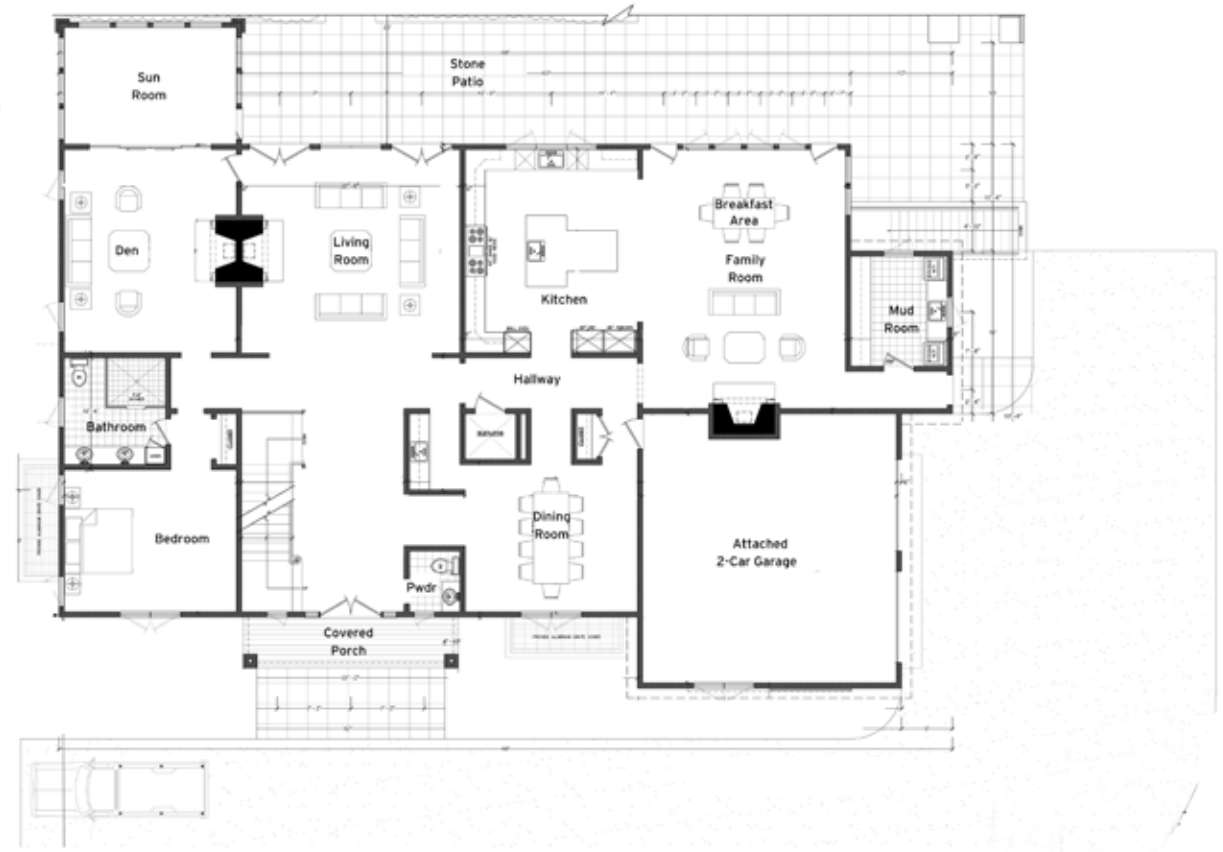
Kitchen

DEEP ROOTS: NEW ESTATE WITH TENNIS, GUEST HOUSE & A SENSE HISTORY

Sagaponack. John Strong could not have possibly imagined over 360 years ago the estate that would one day rise on his land south of Parsonage Lane. Situated on 1.3 acres, surrounded on 3 sides by agriculture reserve, the property that plays host to house, guest house, pool and tennis was previously the Strong Farm, a part of Sagaponack history from its very beginnings. Two years in the making, while working hand in hand with the Sagaponack Village Historical Board, the developer has prepared this unique property for its next chapter. Architect Michael Behringer has designed a traditional 7 bedroom residence with a contemporary barn-like vernacular that both complements and separates itself from the original farmhouse encompassing over 6,000 SF+/- on the first 2 floors and an additional 2,500 SF+/- on its lower level accessed by staircases and an elevator. High ceilings, Kolbe windows, Waterworks plumbing fixtures, upper balconies, smart house technology, chefs kitchen, 4 fireplaces, home theater, wine cellar and sauna are just some of the features distinguishing this new construction. The original 1840's, 1,600 SF+/- farmhouse has been re-located to the corner of the property and fully restored to become a 4 room, 2 bath cottage with kitchenette, connected by a unique tunnel from its finished lower level to the main residence...the quintessential quest cottage. . Walls of windows and glass doors look southwest out to the 48' pool, spa, pool house and outdoor kitchen enhanced by a pergola and broad bluestone terracing. A sunken N/S tennis court surrounded by more than 23,000 SF+/- of verdant lawn completes this extraordinary package overlooking 20 acres of reserve. With new zoning rules soon to be in place, this compound consisting of 11,000 SF+/- of livable square footage, 9 bedrooms, and 10 baths can never be duplicated. Grab a piece of Hampton history today.

Co-Exclusive. **WEB# 38524**

First Floor



Kitchen - Counter Detail



Kitchen - Island Detail



Kitchen - Sink Detail



Den



Living Room

Second Floor



Master Bedroom



Chandelier Detail



Master Bathroom

Property

- Property includes a 7,000 square foot Traditional home, heated gunite pool guest cottage and pool house
- Built in 2012
- Acreage: 1.27 acres surrounded on by Agricultural Reserve
- Extensive landscaping with fully automated irrigation system
- Natural crushed stone driveway
- Architect: Michael W. Benringer
- Kolbe & Kolbe windows and doors
- Builder: Michael Frank
- Specimen trees and extensive perimeter plantings
- Lowest taxes in the Hamptons
- South of the Highway
- 1 mile to beach

Interior

- 11' ceilings on the first floor
- 9 bedrooms
- Walls of glass, french and sliding glass doors throughout
- 8' raised panel custom solid core interior doors
- Rocky Mountain front door hardware
- 3 story elevator
- Living room with limestone fireplace and coffered panel ceilings
- Formal dining space with coffered panel ceilings
- Two custom staircases
- 5" and 8" White Oak Wood flooring throughout.
- Mudroom with cabinetry
- Laundry rooms on the first and second floors with Whirlpool front loading washers and dryers
- Lower Level has a movie theater, recreational room, bar, wine room, bathroom with sauna and 2 additional bedrooms with full bathrooms
- Italian statuary marble counters through out
- Custom mill work throughout
- Registers flush with floor
- Attached oversized 2-car garage with custom cedar barn doors
- 800 square feet of attic space
- 120 square foot temperature controlled walk-in wine room with white oak racks and cedar walls

Kitchen

- Double Viking refrigerator/freezer
- Viking 60" Double oven/range with custom hood
- Microwave drawer
- 2 Miele Dishwashers
- Viking wine refrigerator
- Miele steam ovens
- Built-in Miele coffee machine
- Viking ice maker
- Viking beverage center
- 2 sinks with garbage disposals
- Center island
- Custom cabinets
- Italian statuary marble counters
- Wall cabinets with under mount lighting

- Glass cabinets with interior lighting.
- Separate Dining area in kitchen
- French doors open to bluestone patio
- Paneled ceilings
- Custom closets throughout

Bedrooms

- Master bedroom with statuary marble mosaic fireplace, outdoor deck, his/hers walk-in closets
- 3 ensuite bedrooms
- 2 additional ensuite bedrooms in guest cottage
- 1 first floor guest master suite
- 2 lower level guest bedrooms

Bathrooms

- 10 bathrooms
- Second Floor true master bathroom with radiant floor heating, steam shower with body sprays, Bain Ultra Air Tub
- 3 additional ensuite bathrooms on the second floor
- Guest master bathroom with double sink and oversized shower
- Italian statuary marble counters
- 2 full bathrooms in guest cottage
- 2 full bathrooms in lower level
- 1 full bathroom in pool house

Fireplaces

- Located in great room, living room, den and master bedroom
- Limestone and Italian statuary marble
- All fireplaces are wood burning but have optionality for gas

Exterior

- 12+/- zone automated irrigation system
- Custom Kolbe & Kolbe insulated doors and windows
- Red cedar shingle roof
- Brick chimneys
- White cedar shingle perfection from Dow Shingle of Maine
- Copper leaders and gutters
- Outdoor Pool house shower
- 60' x 120' North-South all weather tennis court
- 11' high poured concrete foundation
- Westerly backyard exposure

Pool

- 22' X 46' Heated Gunite Pool with lap lane and tanning platform
- 8' X 8' Gunite Spa
- 2 Separate propane gas heaters
- 2,000 square feet of Pennsylvania Bluestone and walls

Pool House

- 250 square feet with 14' ceilings
- Kitchenette including custom cabinetry, viking beverage center, Miele dishwasher
- Full Bathroom
- Separate Air Conditioning and Heating Unit
- 120 square foot pergola
- Outdoor kitchen and bar featuring Lynx 39" BBQ, double burner, refrigerator and cocktail server
- Outdoor Shower
- Full 8' walk-out lower level for storage

Guest Cottage

- Over 800 square foot
- 2 story
- 15' foot ceilings
- 2 Bedrooms
- 2 full bathrooms
- Living area
- Washer/dryer closet
- Walk-in closets
- Kitchenette with Viking beverage center, viking microwave, miele dishwasher, private deck.
- Large well windows

Mechanical Systems

- Gas Hot Air Heat/ Central Air Conditioning
- 7+/- Zone high efficiency HVAC system
- 600 Amp electrical service
- Well Water
- 2 Oversized hot water storage tanks
- Plumbing fixtures by Waterworks, Newport Brass, Kallista and Toto
- Central vacuum system

Smart House Technology

- Control for Smart House technology for lighting, audio/video HVAC, security, pool and spa
- "Control 4" Smarthouse system with remote access
- Alarm installed (Undertermined security service)
- Pool / spa control system with remote access
- Audio system
- 7- 7" Control Pads through out the house
- Pre-wired for Cat5

Lower Level



Guest Bathroom



Guest Bedroom



Guest Bedroom



Guest Bathroom



Guest Bedroom



Guest Bedroom

Guest Cottage



Lower Level Bedroom



Lower Level Bathroom



Tunnel To Guest Cottage

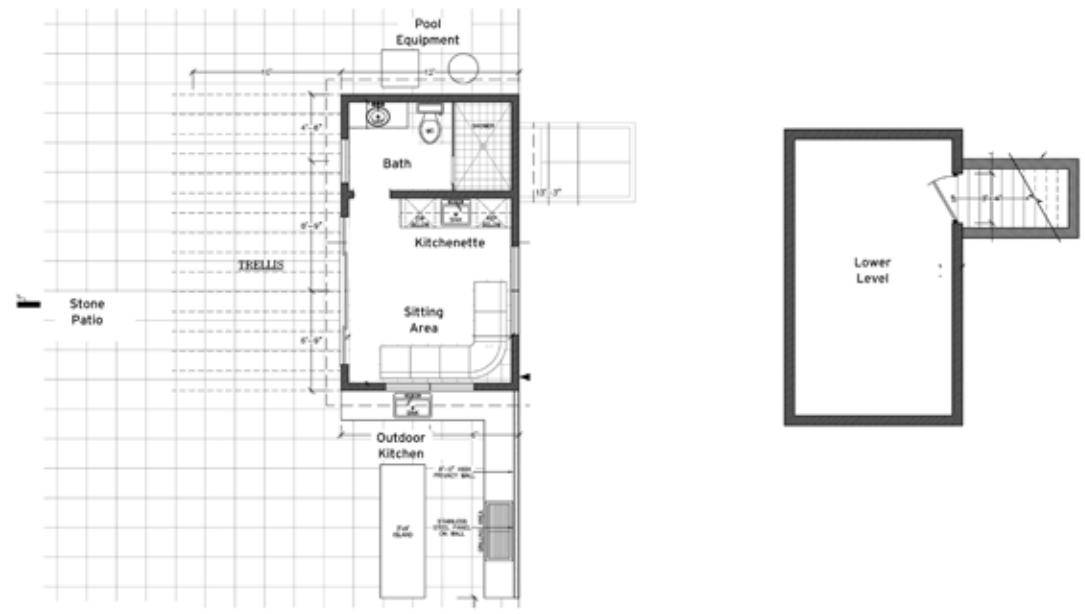


Lower Level



Wine Cellar

Pool House



Guest Cottage Den



Guest Cottage Kitchen and Living Space



Guest Cottage Bedroom

