

Water, Water Everywhere with 2.5 Acre Sag Harbor Bayfront

3809 Noyac Road, Sag Harbor



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Property Details / Amenities / Features

- Built in 2011
 - Traditional
 - Cedar Shingle Exterior
 - 2 Stories
 - 200’ of Bayfront
 - 120’ Dock (Accomodates 50’ Boat)
 - Electric / Water / Audio on Dock
 - 2.5 Acre
- 5,500 SF+/- (Room for Pool House)
 - 5 Bedrooms
 - 5.5 Bathrooms
 - 3 Fireplaces
 - 8 Zone Oil Forced Air Heat / Central Air
 - Heated Gunite Pool w/ Spa Jets
 - 2-Car Garage w/ Radiant Heat
 - Generac Generator
- Gated Driveway
 - Town Water
 - Irrigation Water Well
 - Alarm System w/ CCTV
 - Crestron Home Automation
 - Sound System Throughout
 - Central Vacuum
 - Taxes: \$18,450 / Year

First Floor

- Entry Foyer
 - Great Room with Fireplace
 - Powder Room
 - Den / Media Room
 - Laundry Room
- Eat In Kitchen with:
 - Liebherr Refrigerator
 - Viking Gas Range (5 Burners)
 - Viking Wall Ovens
 - Viking Steam / Convection Oven
 - 2 Fisher & Paykel Dishwashers
 - Viking Microwave
 - Cappuccino / Espresso Maker
 - 2 Uline Wine / Beverage Coolers
- Guest Master Bedroom Suite
 - Guest Master Bathroom with:
 - Radiant Heat
 - Shower
 - Staff Bedroom
 - Pool Bathroom

Second Floor

- Sitting / Living Room
 - Guest Bedroom Suite
 - Expansive Deck
 - Master Bedroom Suite with:
 - Fireplace
 - Walk-In Closet
 - Balcony
- Master Bathroom with:
 - Radiant Heat
 - Steam Shower
 - Oversized Jacuzzi
 - Dual Sinks
- Jr. Master Bedroom Suite with:
 - Fireplace
 - Walk-In Closet
 - Balcony
 - Jr. Master Bathroom with:
 - Soaking Tub
 - Radiant Heat
 - Steam Shower
 - Dual Sinks

WATER, WATER EVERYWHERE WITH 2.5 ACRE SAG HARBOR BAYFRONT

Sag Harbor. Drink in the expansive water views and enjoy a walk to beach location which form the opening chords to the opus that celebrates this 5,500 SF, 5-bedroom 2.5 acre estate with deep water dock accommodating boats up to 50’ sprawling along 200’ of bayfront in very hot Sag Harbor. A gated entry welcomes all into this aquatic sanctuary that provides for a dramatic drive up and ample parking for all your afternoon gatherings and evening soirees. The vast liquid backdrop is immediately evident as you enter the house proceeding into the sundrenched, 2 story great room featuring a fireplace, generous seating areas and ample room for dining. The fully equipped eat in kitchen looking out to the bay offers a large center island flanked by a full array of professional appliances including gas cook top, wall oven, steam/convection oven, microwave, refrigerator/freezer, beverage cooler and a pair of Fisher-Paykel dishwashers. A media room, expansive first floor master suite, staff quarters, pool bath and a powder room complete the first floor. Upstairs 2 true master suites with fireplaces, private balconies and walk in closets, flank either side of the residence, offering up luxurious baths including steam showers, jacuzzi or soaking tub and radiantly heated floors. An additional guest suite and an expansive sitting area with waterside deck enhanced by Noyac Bay views complete the second floor. Outside 3,000 sq ft of limestone patio fans out from the rear of the home, framing the heated Gunite pool that looks out to the 120’ dock with water and electric that could accommodate a 50 ft boat along with 3 slips for jet skis, paddle boards and canoes. Amenities include public water, full house audio that extends outside to the dock, 2 car heated garage, a Crestron controlled environment, a full house generator and a separate waterside patio for intimate gatherings. Long Beach is just steps away while Bridgehampton and its pristine ocean beaches are just down the road to the south with Sag Harbor Village along with its tony restaurants, chic shops and numerous marinas literally around the corner to the north. Contacts us today in order to preview this unique waterfront offering. **WEB# 877222**

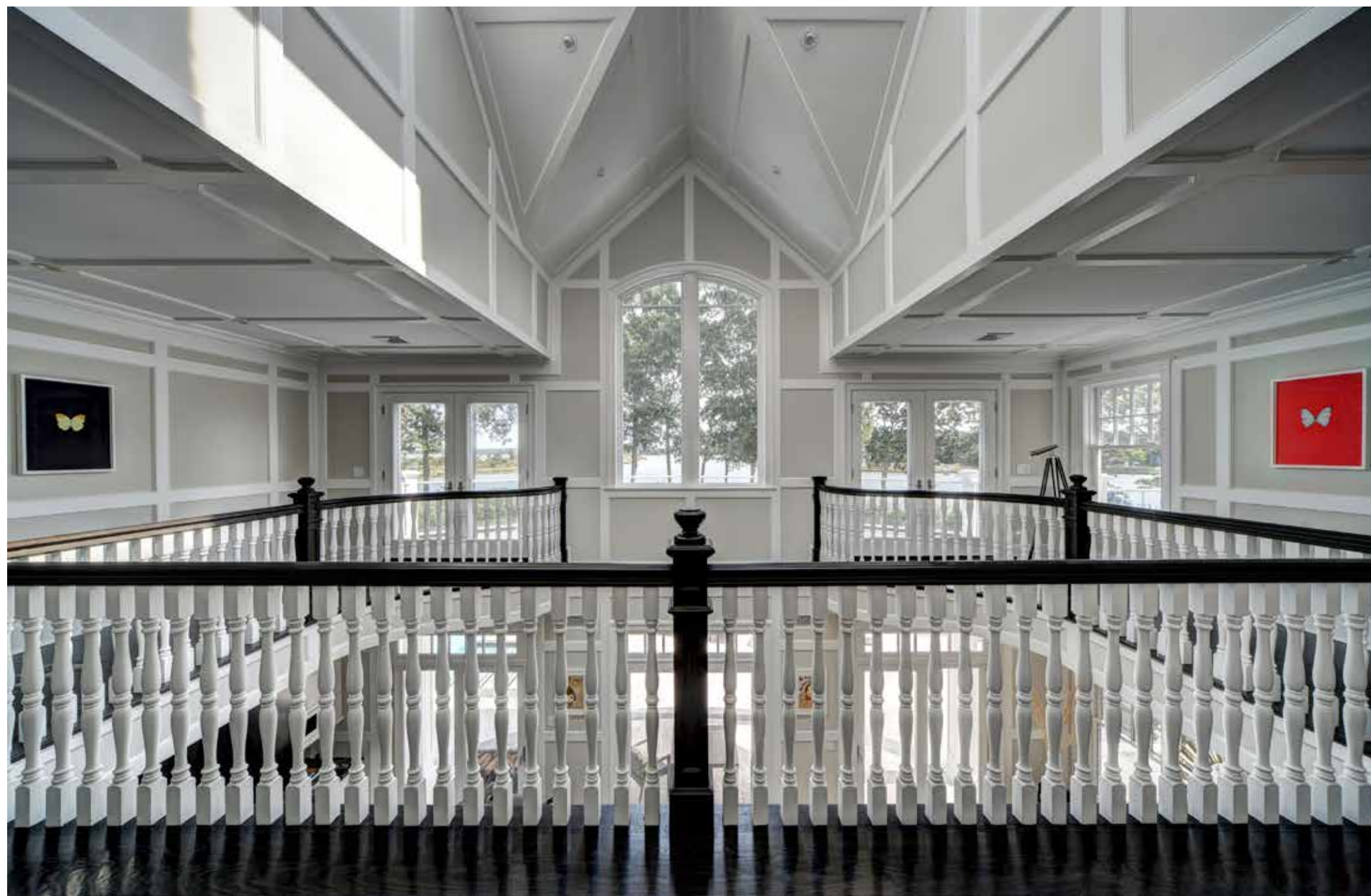




















LINE OF PINK RIBBONS PLACED BY THE TOWN OF SOUTHAMPTON CONSERVATION DEPARTMENT AND LOCATED BY SURVEY MEASUREMENTS ON OCTOBER 19, 2000. SHOWN THUS:

LANDWARD EDGE OF TIDAL WETLANDS AS DELINEATED BY SUFFOLK ENVIRONMENTAL CONSULTING, INC. ON SEPTEMBER 21, 1999. SHOWN THUS:

PROPOSED NON-DISTURBANCE & NON-FERTILIZATION BUFFER
AREA TO BE PLANTED IN ACCORDANCE WITH THE AVERY & LEILA GOLDBERG PLANTING PLAN PREPARED BY PECONIC ENVIRONMENTAL ASSOCIATES, INC. DATED JUNE 9, 2007. (SHOWN SHADED)

AREA TO BE USED TO MITIGATE AREA NEEDED FOR OUTDOOR ACTIVITY AS SHOWN ON DRAWING OF GOLDBERG RESIDENCE PL-1 BY M. DEAN GOMOLKA LANDSCAPE ARCHITECT. AREA TOTALS 674 S.F. (SHOWN SHADED)

PAYNES CREEK

ZONE AE (EL. 6)

ZONE AE (EL. 7)

APPARENT HIGH WATER MARK AS PER SUFFOLK ENVIRONMENTAL CONSULTING, INC. ON FEBRUARY 28, 2000

APPARENT LOW WATER MARK AS PER SUFFOLK ENVIRONMENTAL CONSULTING, INC. ON FEBRUARY 28, 2000

LIMIT OF MODERATE WAVE ACTION

COASTAL BARRIER (OTHERWISE PROTECTED AREA IDENTIFIED 11-16-91)

ZONE X (OUTSIDE 0.25 ANNUAL CHANCE FLOODPLAIN)

ZONE AE (EL. 7)

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N 16°46'50"W 279.37'

S 27°27'20"E 114.95'

S 14°31'30"W 109.89'

S 60°55'14"W 429.97'

N 70°49'28"E, 456.30'

LOT 3

LOT 1



3809 Noyac Road,
Sag Harbor

2.5 acres / 5,500 SF+/-

5 bedrooms / 5.5 bathrooms

Tax Map: 0900-007.00-01.00-001.002

Taxes: \$18,450 / Year

For more pictures, video and info visit:

myhamptonhomes.com/877222

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