

NEW ESTATE SECTION HISTORIC OFFERING

9 Cross Highway, East Hampton



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NEW ESTATE SECTION HISTORIC OFFERING

East Hampton. A timeless historical East Hampton South cottage dating back to the 1700s carries with it legacies over 2 centuries, including those of Abraham Baker, Frank Lovejoy and Jacqueline Bouvier. Nestled south of the highway, a unique opportunity awaits as this venerable landmark unveils itself to perceptive buyers seeking a distinctive residence on an ideal canvas to create their own private haven with existing approvals granted by East Hampton permitting two residences on the property. This extraordinary offering affords the possibility of crafting a substantial second dwelling while preserving the historic 1752 landmark cottage as a guest house. Impeccably revived, the barn, once home to Jacqueline Bouvier's ponies and The Riding Club of East Hampton, stands as a testament to history, now residing less than a mile away from the enchanting Two Mile Hollow Ocean Beach. This 4-bedroom, 4-bathroom treasure has undergone a thorough restoration, where the essence of the original architectural details including the wide planked floors were meticulously preserved, stained, and reinstalled. A bespoke chef's kitchen boasts a custom fabricated Violetta marble farm sink, a Bertazzoni heritage gas oven and dishwasher, a Subzero refrigerator, and aged brass Ionian taps and a pot filler from deVOL UK. The main level plays host to a library featuring an original fireplace, a dining area, and an additional living/family room, graced by a grand fireplace. Completing this level are two ensuite bedrooms and two inviting outdoor patios. Ascend to the upper level, where the primary bedroom suite takes center stage, accompanied by yet another ensuite bedroom. Authenticity reigns supreme including the Riding Club wood locker doors that were carefully re-appropriated, original refurbished entry doors and exposed beams lending a nostalgic charm. Thoughtful design consideration and honor for the nearly 300 year old history has a fluid conversation with aesthetic modern living. The newly envisioned landscape includes a pristine white pebble driveway, intimate courtyards and a sea of verdant lawn with ample room for a sizable heated Gunite pool and cabana. Enhancements abound, including central air conditioning, a new boiler, new roofing, new cedar siding, new zinc gutters and comprehensive electrical and plumbing upgrades. The allure is further enhanced by proximity to East Hampton and Amagansett villages with their chic boutiques and swanky restaurants. Make your appointments to tour this exceptional offering today. **WEB# 881981**





Properties Details / Amenities

Property

- .90 Acres
- Traditional Historic Barn circa 1753 Abraham Baker House
- Fully Renovated 2023
- 2,000 +/- SF
- 4 Bedrooms
- 4 Full Bathrooms
- 2 Fireplaces
- Approvals in Place for Additional Legal House (Up to 4,500 Sq Ft On 3 Levels)
- Room for Pool & Cabana
- Stone Driveway
- New Landscaping
- Taxes \$9,542

First Floor

- Custom Restored Flooring
- Living Room w/ Fireplace
- Library w/ Fireplace
- Kitchen (See Details Below)
- Dining Room
- Original Club Locker Doors in Kitchen and Bathrooms
- Guest Bedrooms Ensuite w/Separate Entrance & Private Patio
- Guest Bedroom w/ Bath Ensuite

Second Floor

- Primary Bedroom w/ Full Bath & Walk-In Closet
- Guest Bedroom w/ Full Bath & Walk-In Closet

Kitchen

- Subzero Refrigerator
- Bertazzoni Gas Range and Oven
- Bertazzoni Dishwasher
- Custom Fabricated Violetta Marble Sink Disposal
- Custom Cabinets
- Aged Brass Ionian Taps from duVOL UK
- Pot Filler from duVOL UK
- Microwave
- Additional Sink in Pantry
- Pantry Closet
- Stacked LG Washer/Dryer

Exterior

- Original Restored Front Door
- Copper Leaders & Gutters
- New Cedar Shake Siding
- New Hand Split Cedar Shake Roof

Mechanical / Technical Aspects

- New 2 Zone Air Conditioning
- New Gas Boiler
- New Roof
- Public Water
- Propane Gas

Creative

- Jackie Astier

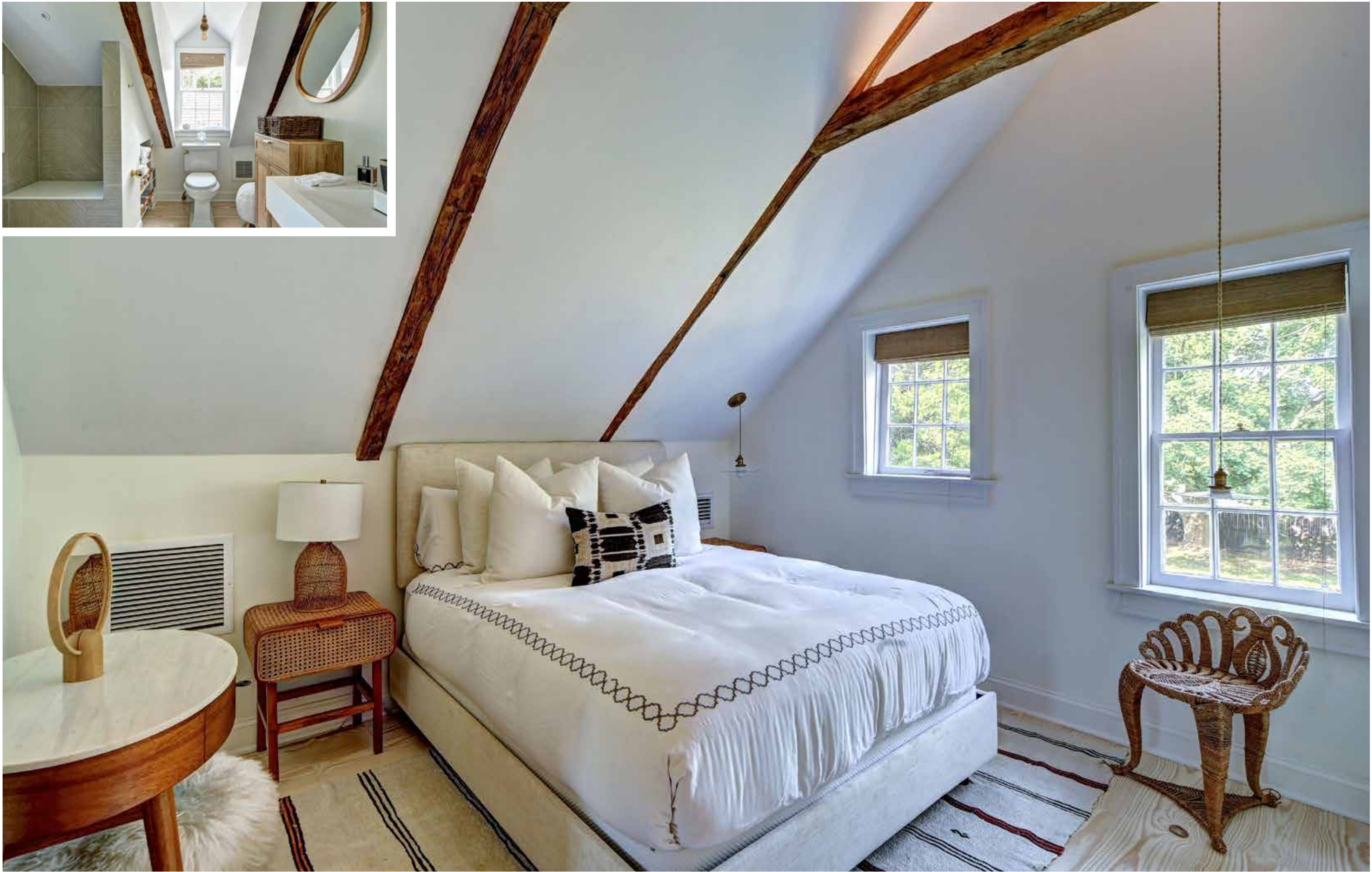


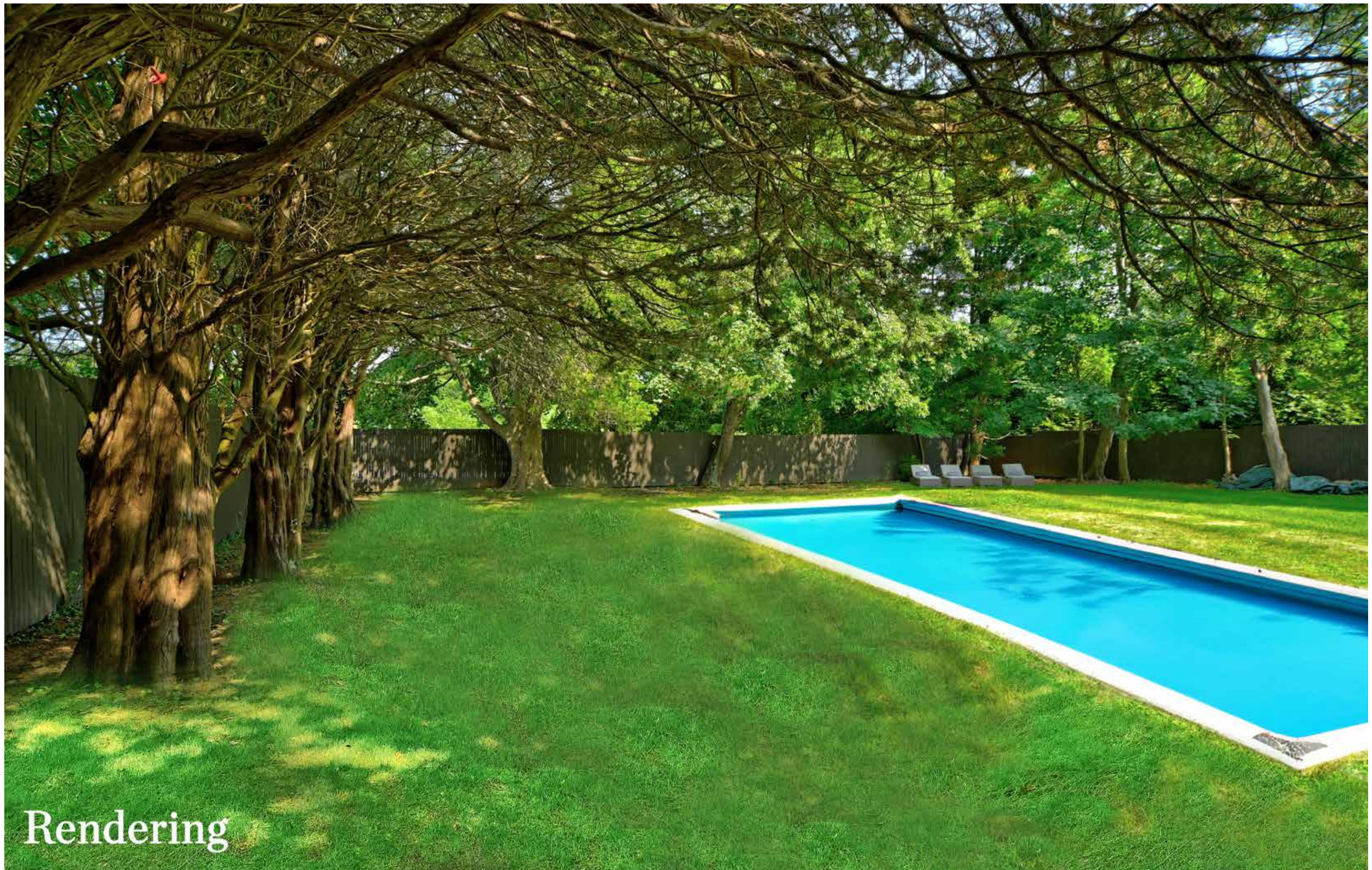












Rendering

LOT SIZE: 34,787 SQ FT

MAX ALLOWABLE GROSS FLOOR AREA: 3,477 + 1,600 SQ FT = 5,077 SQ FT

EXISTING BUILDING:
FIRST FLOOR: 1,454 SQ FT - 190 SQ FT = 1,264 SQ FT
SECOND FLOOR: 686 SQ FT
TOTAL: 1,950 SQ FT

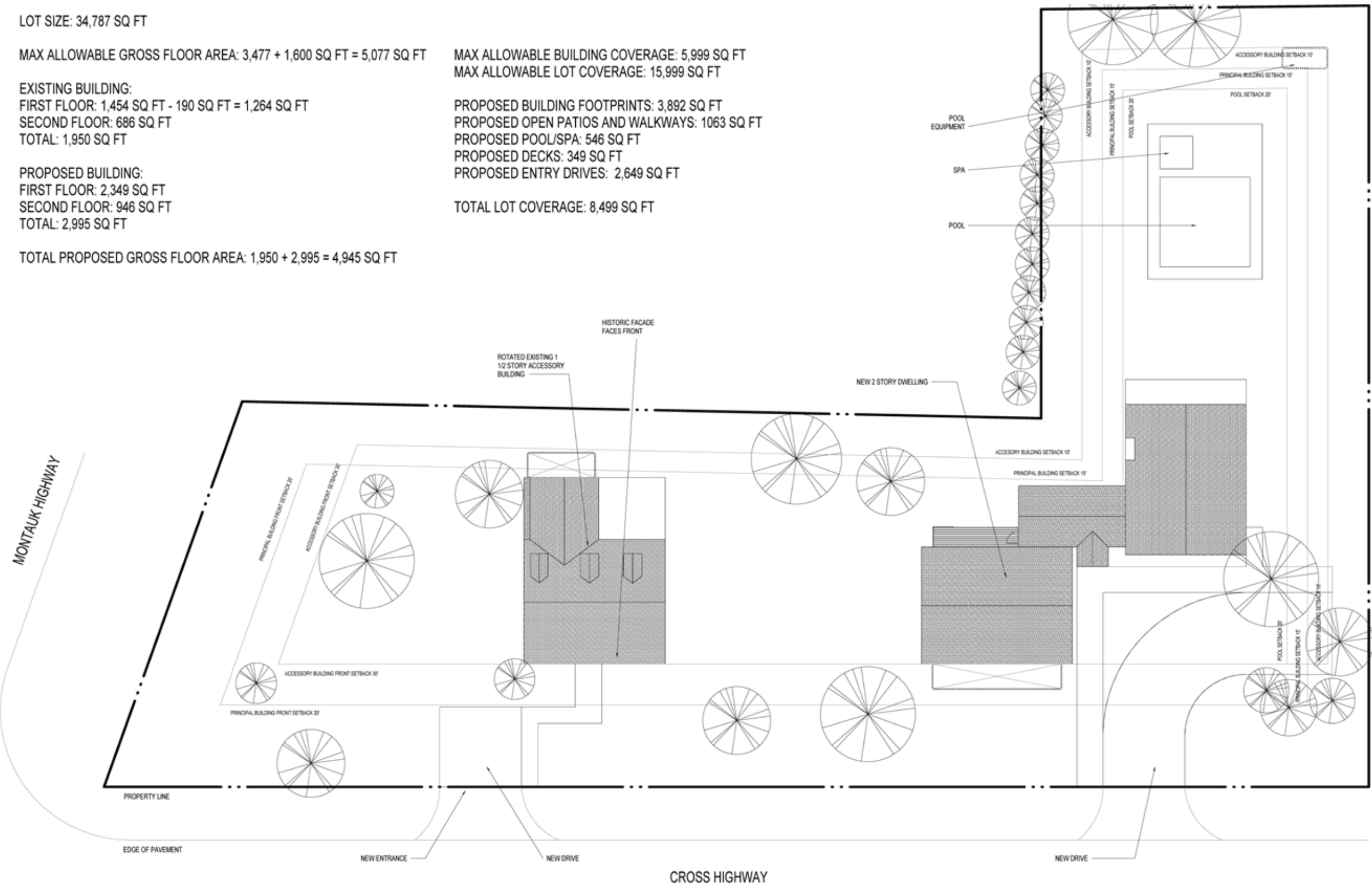
PROPOSED BUILDING:
FIRST FLOOR: 2,349 SQ FT
SECOND FLOOR: 946 SQ FT
TOTAL: 2,995 SQ FT

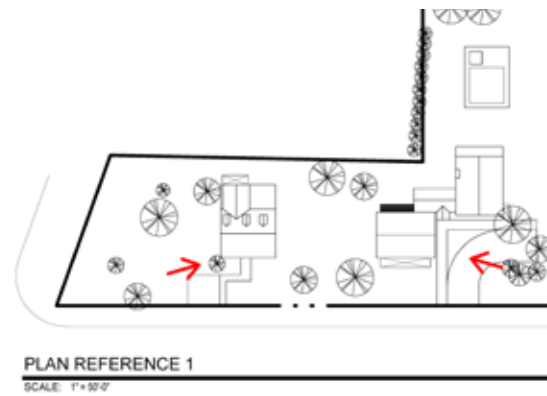
TOTAL PROPOSED GROSS FLOOR AREA: 1,950 + 2,995 = 4,945 SQ FT

MAX ALLOWABLE BUILDING COVERAGE: 5,999 SQ FT
MAX ALLOWABLE LOT COVERAGE: 15,999 SQ FT

PROPOSED BUILDING FOOTPRINTS: 3,892 SQ FT
PROPOSED OPEN PATIOS AND WALKWAYS: 1063 SQ FT
PROPOSED POOL/SPA: 546 SQ FT
PROPOSED DECKS: 349 SQ FT
PROPOSED ENTRY DRIVES: 2,649 SQ FT

TOTAL LOT COVERAGE: 8,499 SQ FT

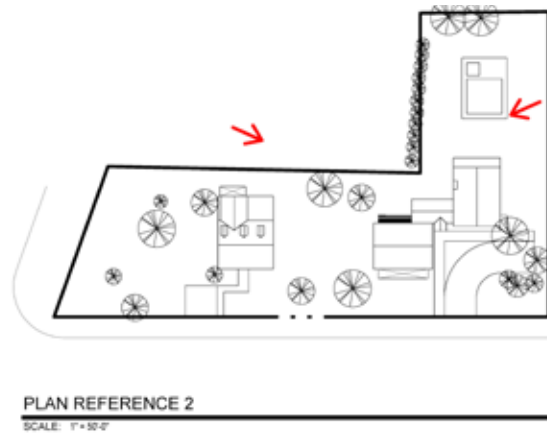




NEW & EXISTING BUILDINGS NORTH-EAST VIEW



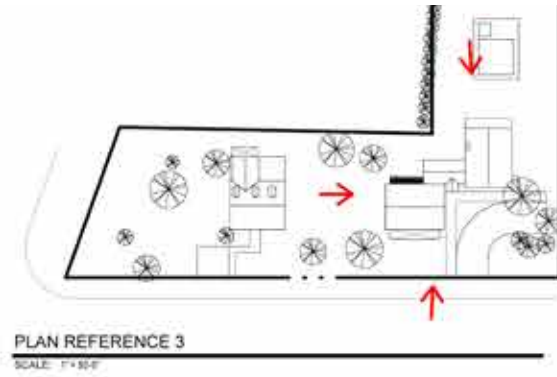
NEW & EXISTING BUILDINGS SOUTH-EAST VIEW



NEW & EXISTING BUILDINGS SOUTH-WEST VIEW



NEW & EXISTING BUILDINGS NORTH-WEST VIEW



NEW BUILDING - WEST VIEW



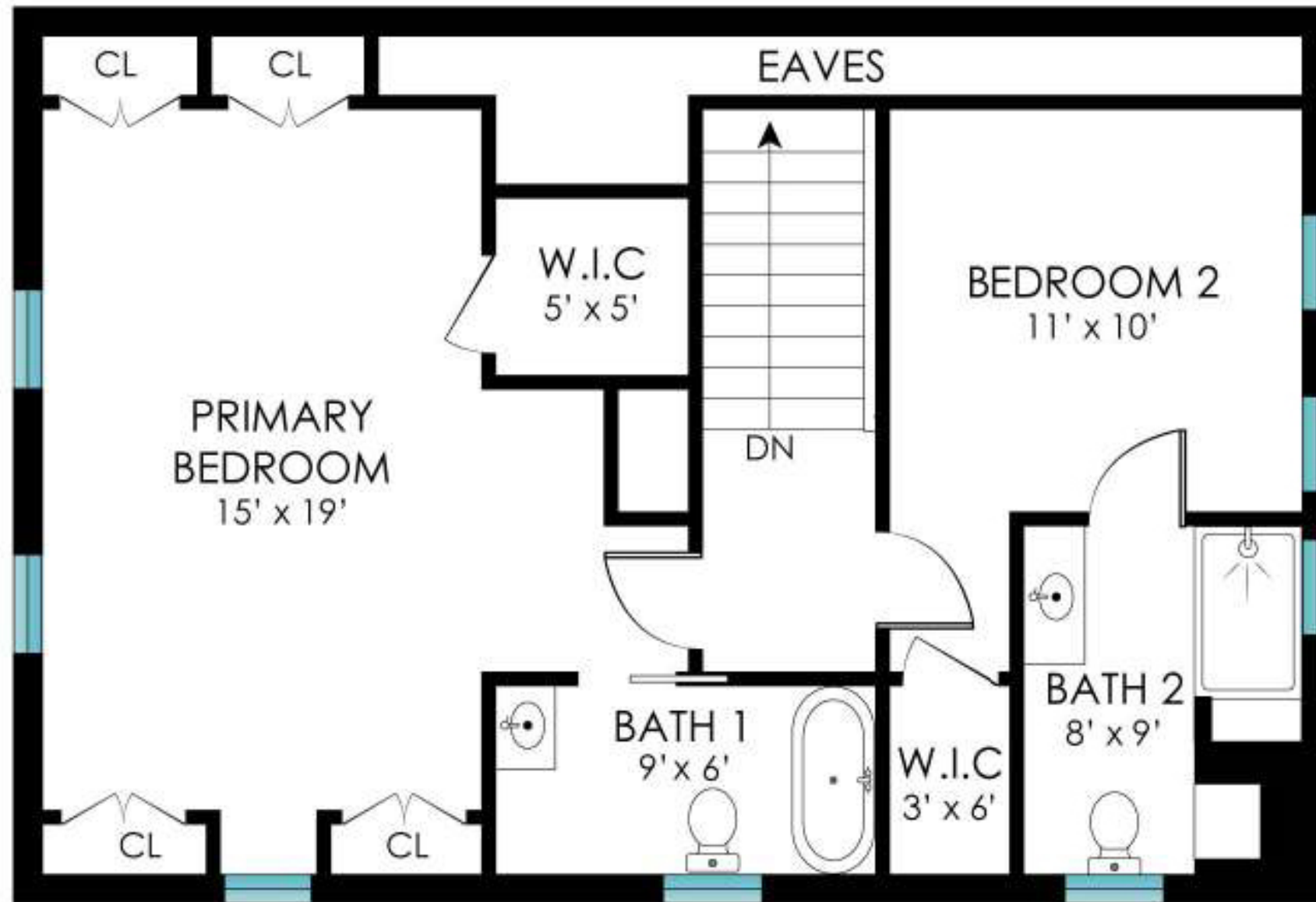
NEW BUILDING - EAST VIEW



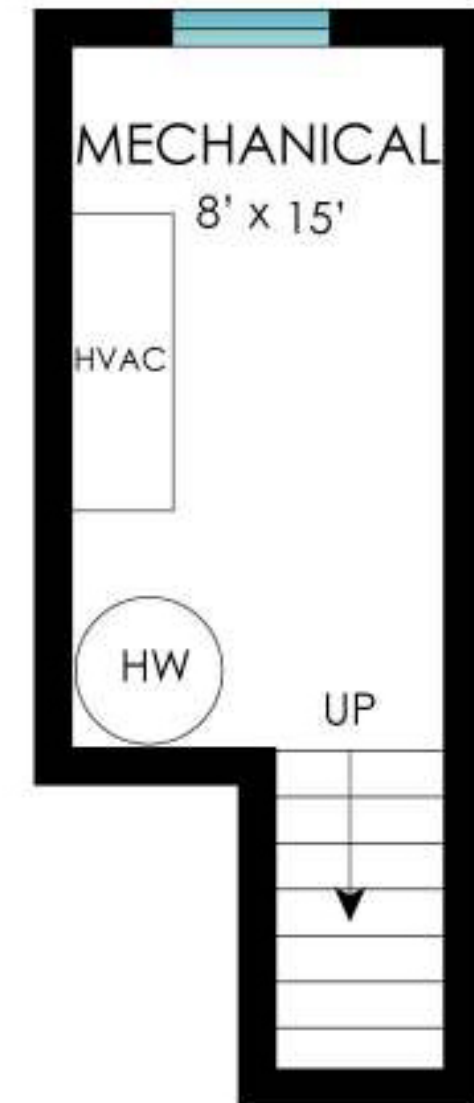
NEW BUILDING - SOUTH VIEW



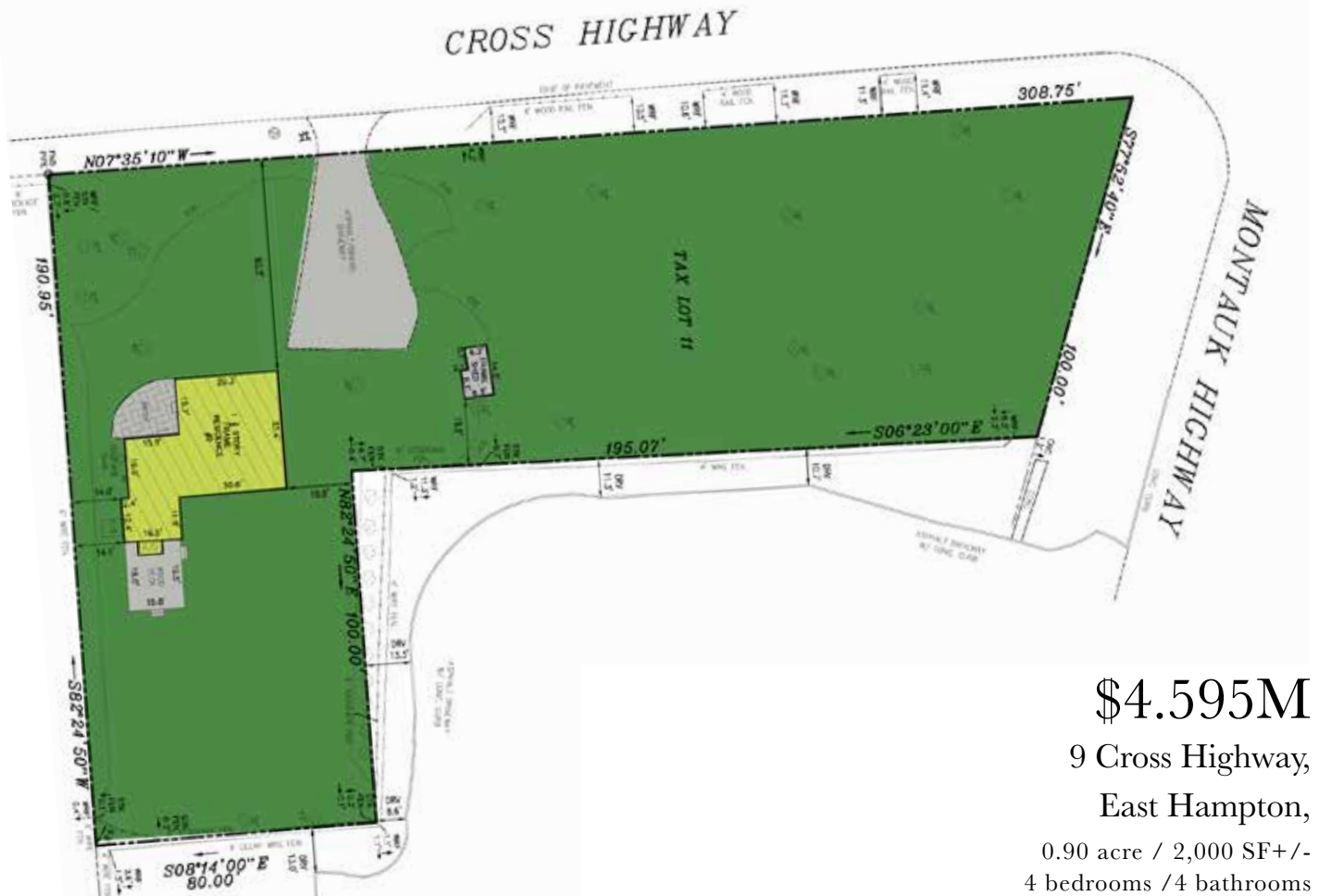
1ST FLOOR



2ND FLOOR



BASEMENT



\$4.595M

9 Cross Highway,
East Hampton,

0.90 acre / 2,000 SF+/-
4 bedrooms / 4 bathrooms

Tax Map: 300-189.000-03-001.000

Taxes: \$9,541 / Year

For more pictures, video and info visit:

myhamptonhomes.com/881981

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