

Endless Possibilities on 1.7 Acres in Sagaponack South

139 Old Barn Lane, Sagaponack



Gary DePersia

Licensed Associate Real Estate Broker

m: 516.380.0538 | gdp@corcoran.com | myhamptonhomes.com

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corcoran group real estate



ENDLESS POSSIBILITIES ON 1.7 ACRES IN SAGAPONACK SOUTH

Sagaponack. Nestled on a captivating 1.70 acre+/- haven in Sagaponack South, a classic Hampton contemporary, built in the early 1990's awaits its next chapter. With 4,900 SF+/- embracing 4+ bedrooms, 5 baths and a heated pool framed by verdant lawn, this East End retreat speaks to a simpler time, lovingly cared for by the same family for over 30 years. Ripe for renovation? Sure. But with the potential of a new 10,000 SF house on three levels plus pool, pool house and tennis court, an ambitious new owner might plan something more befitting this gorgeous acreage while using the current house for Summer 2024. Imagine entering your new stunning residence with over 3,500 SF+/- of luminous spaces on the ground floor which would include a new kitchen, a culinary haven adorned with the opulence of professional appliances and bespoke cabinetry. This first-floor haven might also offer a living room with fireplace, family room, guest bedroom, a formal dining room, and a mudroom, all whispering tales of luxury. You might ascend upstairs to over 3,000 SF with the privacy of a second-level primary suite, where dreams are spun with a sumptuous sleeping chamber, walk-in closets, and an indulgent spa-like bath. Weekend entertaining would be effortless with an additional 3 guest bedrooms, dancing with sunlight, while the laundry room and linen closet weave practical elegance. Naturally, a lower level, approaching 3,000 SF, would be an ode to leisure, perhaps offering 2 bedrooms, optional bunk room, entertainment areas, wine cellar and a gym. An elevator could connect all three levels. Outside both covered and uncovered patios would provide ample space for lounging and alfresco dining while overlooking the heated Gunite pool, spa and tennis court all embraced by lawn and professional landscaping. This would not be just a home, but a sonnet of comfort and sophistication. Conveniently poised deep within Sagaponack between Bridgehampton and East Hampton, this south-of-the-highway sanctuary would be close to fine dining, chic boutiques, prestigious Hamptons golf courses and even an airport. With numerous beaches merely a short bike ride away, this new offering, ripe with potential, never before on the market, deserves your attention today.

WEB# 908222







PROPERTY DETAILS & AMENITIES

CONSTRUCTION POTENTIAL

R 60 ZONING

Allowable Total Coverage: 29,399 SF

Coverage in the Village Incl Everything (e.g., buildings, pavement, tennis, etc.)

Your allowable Building Gross Floor Area: 6,810 SF Above Grade

Setbacks for the Principal Structure Are as Follows:

- 80' Front
- 25' Min Side Yard - 65' Total Sides
- 100' Rear

Setbacks for Accessory Structures:

- 90' Front
- 30' Sides & Rear

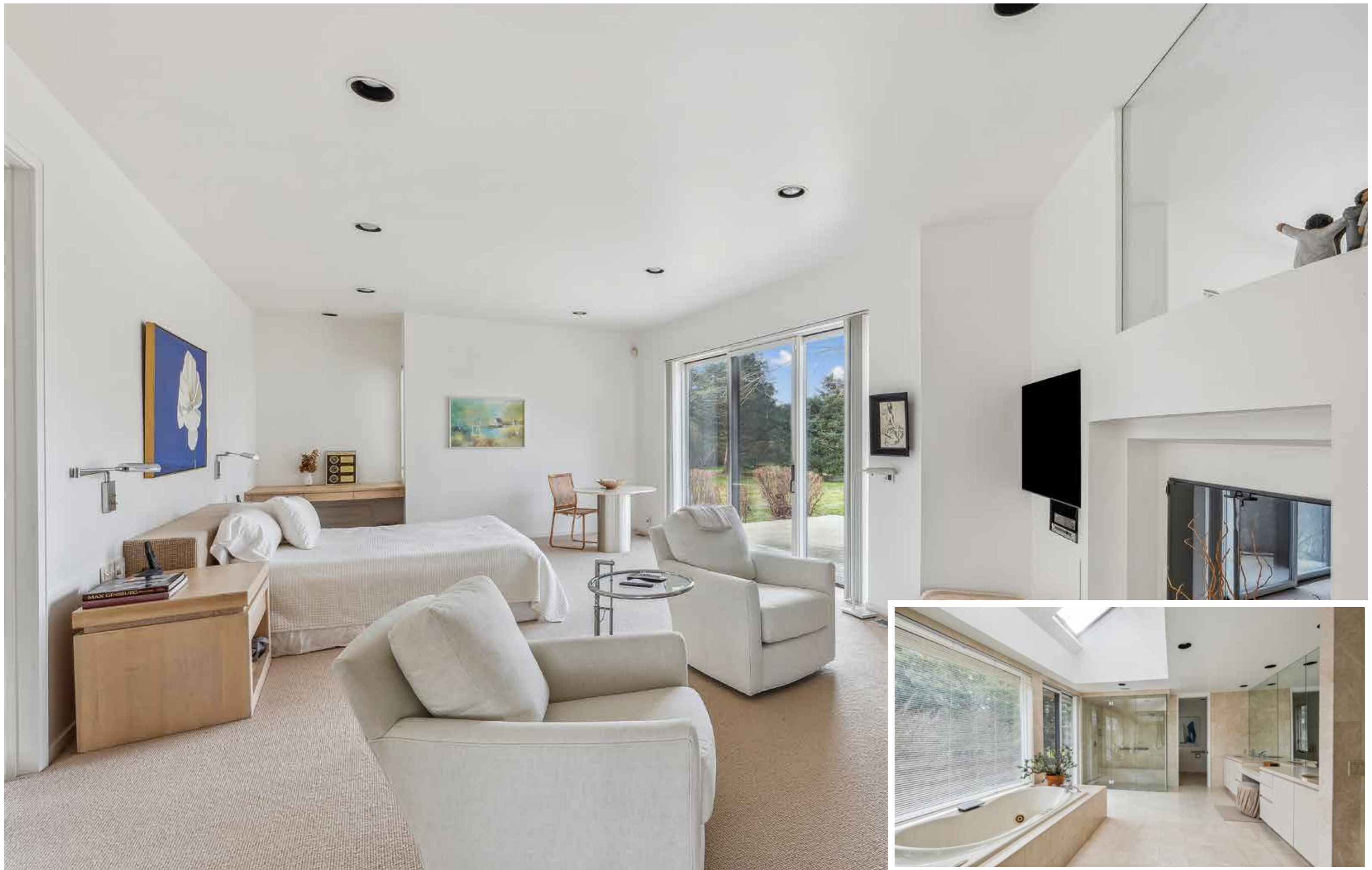
Accessory Structures Can Not Occupy More than 20% of the Required Rear Yard

The Setbacks for Any Court Are as Follows:

- 45 Side & Rear If at Grade
- 30 Side & Rear if Sunken









89 SH 337



011465A
599-112
763-1415
1677

Lot 8 Map Of Windrift Estates

Filed May 11, 1977 Map # G545
Situate

Sagaponack
Town of Southampton-Suffolk Co.
N.Y.

Scale: 1"=50'
Area: 76,210.39 Ft

Old Barn Lane

C-14382

Lot 9

House/Well & Sewer
over 100'

Revised August 12, 1991 - final
Revised March 27, 1990 Set C.Mor. Sit. 100'

Surveyed August 1, 1989

George H. Walbridge Co.
Land Surveyors & Land Planners
East Hampton-Long Island-N.Y.

N/F Douglas P. Strong
vacant

N 32° 14' 46" W

279.33

N 82° 00' 00" E

Lot 7
Vacant

348.77

85°

R=60.00
L=112.63

R=50.00
L=76.68

305.22
94.18

S 64° 27' 04" W 357.17'

N/F St. John Studios
Vacant

NOTE: The existence of right of ways, wetlands and/or
easements of record, if any, not shown are not guaranteed.

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
SINGLE FAMILY DWELLING ONLY
DATE NOV 06 1989 U.S. REF. NO. 89-SH-337
The sewage disposal and water supply facilities for this
location have been inspected by this Department and/or
other agencies and found to be satisfactory.
Stephen A. Costa, P.E.
Chief of Bureau of Wastewater Management

Guaranteed to
Arnold & Joyce Eisenberg

TM 0900-091-03-B

89 SH 337



D11465A 599-112
763-1413
1677

Lot 8
Map of
Windrift Estates
Filed: May 11, 1977 Map # 6545
Situate
Sagaponack
Town of Southampton-Suffolk Co.
N.Y.

Scale: 1"=50'
Area = 76,210 Sq. Ft

Old Barn Lane

C-14382

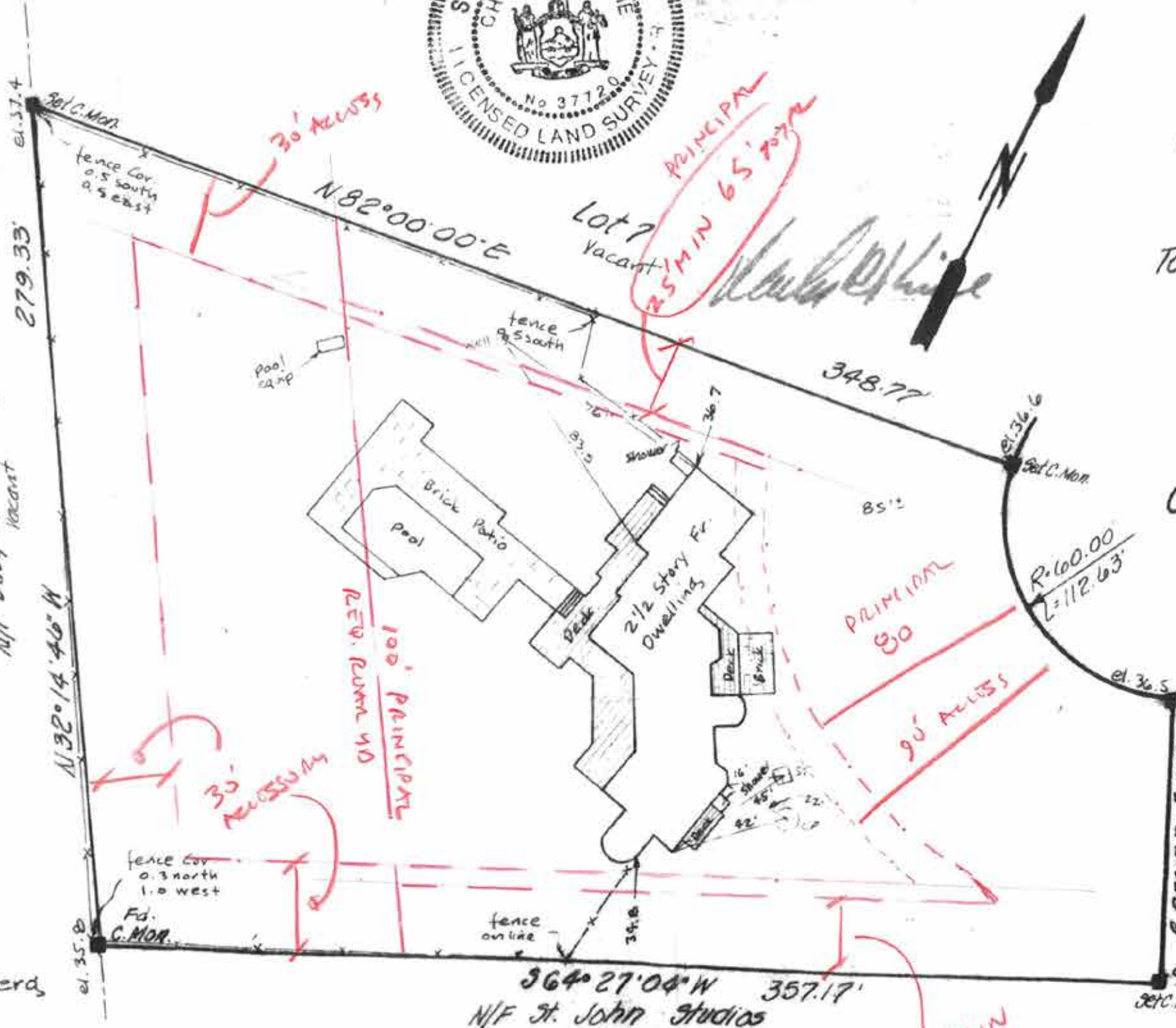
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Stephen D. Conley, P.E.
Chief of Bureau of Wastewater Management

N/F Douglas P. Strong
vacant



Handwritten signature: *Charles R. Rime*

Guaranteed to:
Arnold & Joyce Eisenberg

364° 27' 04" W 357.17'
N/F St. John Studios
vacant

NOTE: The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.

25' MIN
65' TOTAL
PRINCIPAL

T.M. 0900-091-03-8

13107

MAX
LOT COVERAGE = 29,399 SF
 COVERAGE SHOWN = 19,000 ± SF

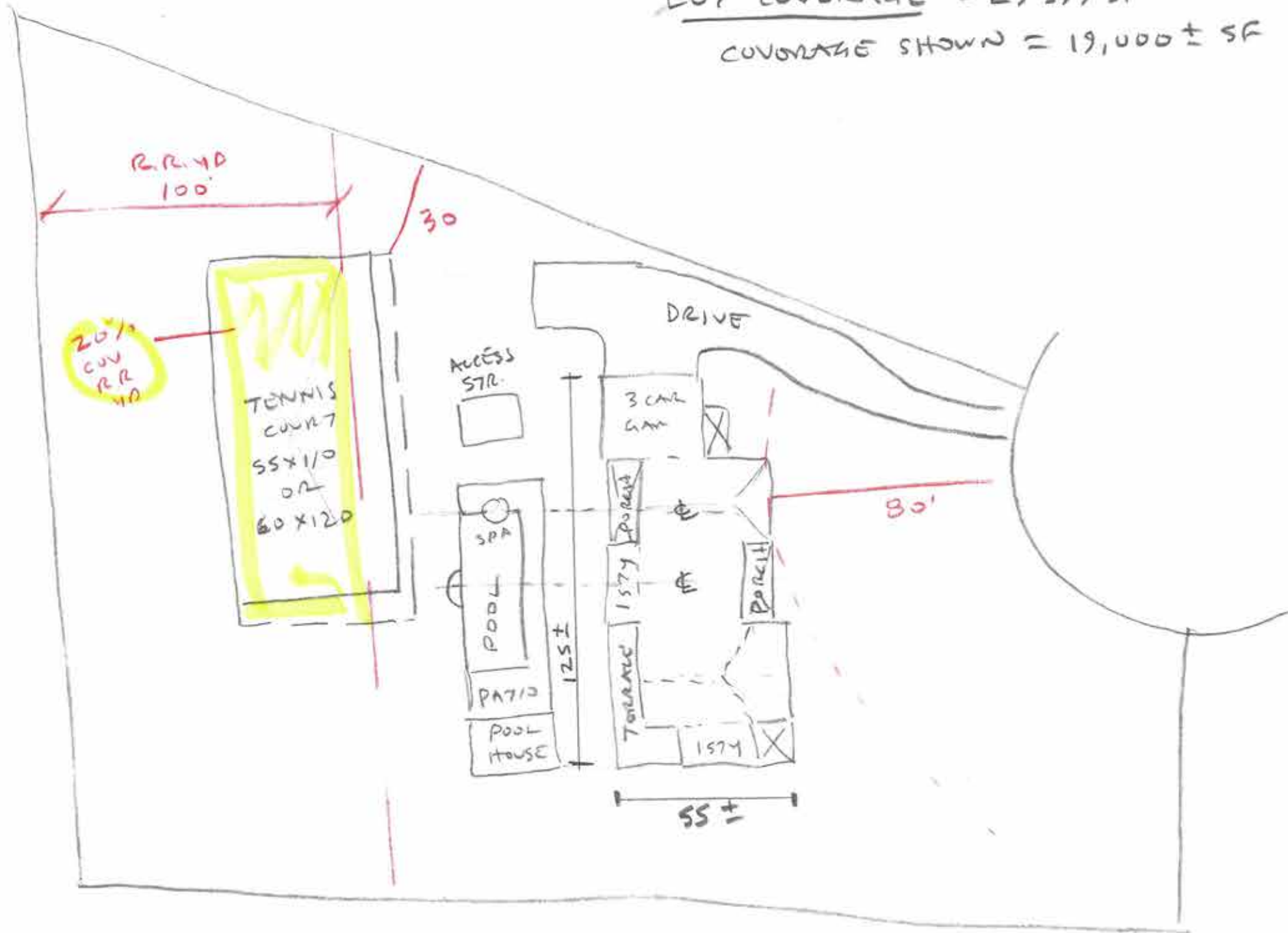
GROSS FLOOR AREA

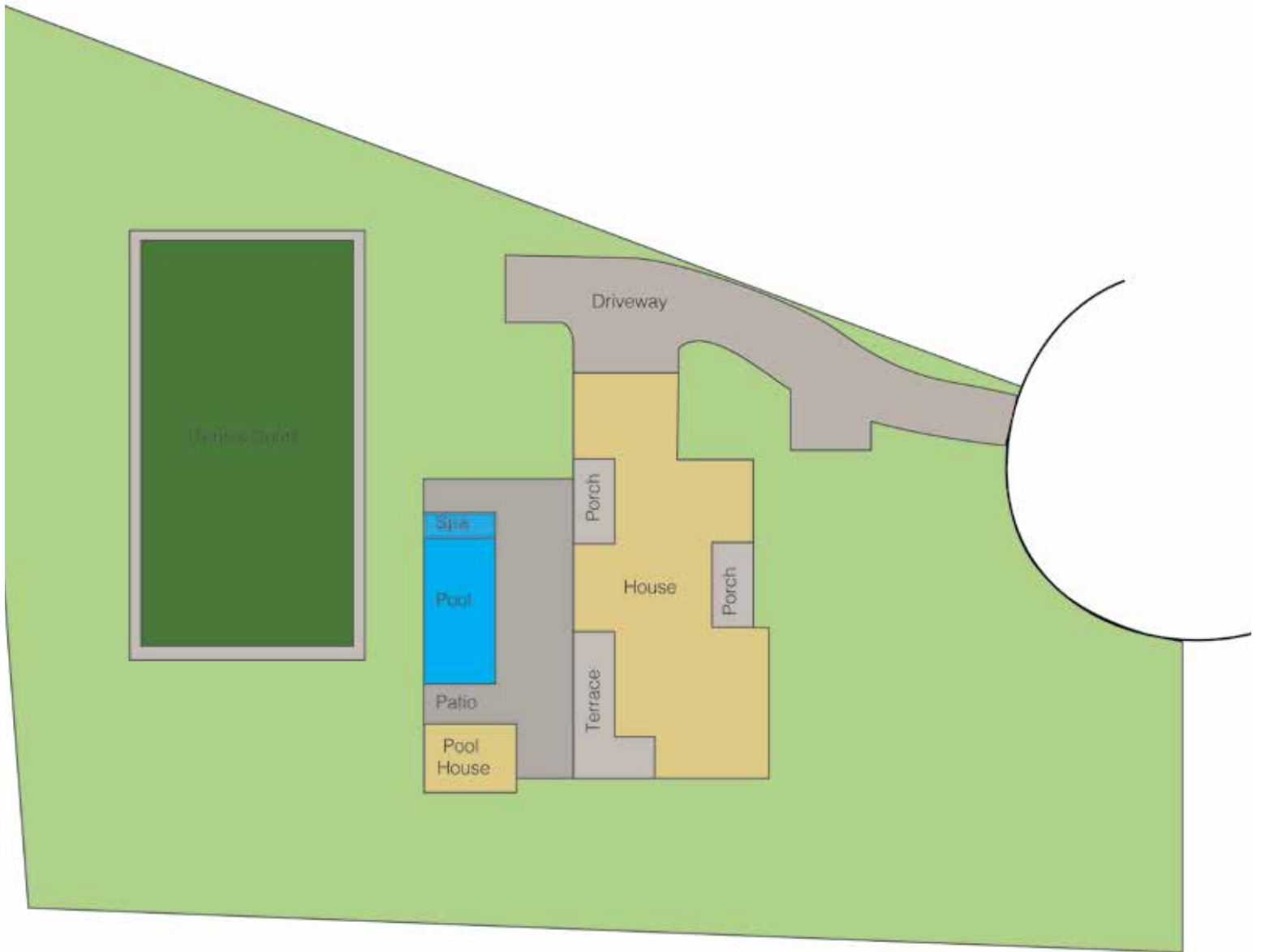
PRINCIPAL STR = 6810
 115% = 7831 INCL. ACCESSORY

ACCESSORY = 950 GAR
 + 600 POOL HSE
 + 300 OTHER
1950 SF

7831 - 1950 = 5980 PRINCIPAL SF.

5980 = 3800 SF - FIRST FLOOR
 + 2180 SF - 2ND FLOOR





\$8.495M

139 Old Barn Lane,
Sagaponack,

1.70 acres / 4900 SF +/-

4 bedrooms / 4 full bathrooms / 1 half bathrooms

Tax Map: 0908-007.000-01-040.000

Taxes: \$15,447/ Year

For more pictures, video and info visit:

myhamptonhomes.com/908222

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