

Oceanviews from 14,000 SF Modern Pondfront Estate

142 Crestview Lane, Sagaponack



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BASIC HOUSE / PROPERTY INFORMATION

- Completed 2014
- Modern
- 1.10 Acres
- 126 Feet of Waterfront on Fairfield Pond
- 14,000 SF +/- on 3 Levels of Interior Space
- 4,500 SF +/- Roof Deck
- 8 Bedrooms
- 9 Full Bathrooms
- 5 Half-Bathrooms
- Elevator Servicing 3 Levels.
- 2 Fireplaces
- 5,000 SF Finished Lower Level
- Ashlar Stone & Driftwood Grey Marble Exterior
- Faussena Grigia Stone Flooring 1st Floor & Patio/Pool Area
- White Oak Floors 2nd floor
- Heated 50' Gunite Pool
- 2-Car Detached Garage w/ Radiant Heat
- Gated Stone Driveway
- Taxes: \$36,600 /Year

FIRST FLOOR

- Entry Hall with Floating Staircase
- Formal Living Room with Wet Bar & Fireplace
- Kitchen (Details Below)
- Dining Room
- Family Room with Fireplace
- Semi-Attached Guest Suite
- Mudroom
- Elevator
- Powder Room
- Cabana Bath

KITCHEN DETAILS

- Custom Poliform Eat-In Kitchen with:
 - Center Island with Seating
 - 2 Subzero Refrigerators
 - 1 Subzero Freezer
 - Gaggenau 5 Burner Range
 - Gaggenau Wall Ovens (under counter)
 - 2 Gaggenau Dishwashers
 - Miele Microwave
 - Miele Cappuccino / Espresso Maker
 - Large Subzero Wine / Beverage Cooler
 - Subzero Icemaker
 - Walk-In Pantry

SECOND FLOOR

- Loft / Gallery
- Master Suite with His & Her Oversized Walk-In Closets
- His Closet Doubles as Security / Panic Room
- Master Bathroom with
 - Concrete Radiant Heated Floors
 - Solid Marble Tub
 - White Onyx Dual Vanities
 - Dual Steam Shower
 - 2 Water Closets
 - Hydrostatic Privacy Windows
- 4 Ensuite Guest Bedrooms with Walk-In Closets
- Office with Half Bath
- Service Kitchen

LOWER LEVEL

- Screening Room
- Billiard Room with Bar
- Powder Room
- Gym
- Play / Craft Room with Powder Room
- Wine Cellar with Tasting Room
- Professional Spa with
 - Massage Room
 - Powder Room
 - Juice Bar
 - Hot Tub
 - Steam Shower
 - Sauna
 - Cold Plunge Pool
- Oversized Laundry Room
- Security Room w/ CCTV
- Staff Wing with
 - Lounge
 - Kitchen
 - 2 Staff Bedrooms
 - Staff Bathroom

OUTDOOR AMENITIES

- 4,500 SF Oceanview Roof Deck with
 - Kalamazoo Kitchen
 - BBQ
 - Sink
 - Refrigerator
 - Icemaker
- Heated Oversized Covered Porch with Outdoor Kitchen
- Heated Gunite Pool
 - Separate Children's Pool
 - Waterfall Edge
 - Fountain/Waterfall
- Access to Fairfield Pond
- Detached 2 Car Heated Garage
- Lighted Waterfall Marble Entry Walls

MECHANICAL / TECHNICAL ASPECTS

- Marine Steel Gated Driveway & Motorized Front Door
- Ashlar Stone & Driftwood Grey Marble Exterior
- Faussena Grigia Stone Flooring 1st Floor & Outdoor Patios
- White Oak Floors 2nd floor
- Ballistic Rated Windows
- Motorized Window Treatments
- Whole House Generator
- Radiant Heated Stone Floors Throughout 1st Level
- Mitsubishi Gas Fired Heating System
- Crestron Smart House
- Central Vacuum
- Public Water
- Security System with CCTV
- Irrigation System
- No Touch Exit Buttons

CREATIVE

- Interior Design: Charles Allem, C.A.D. International
- Architect: Brian O'Keefe
- Landscape: Edmund D. Hollander Design



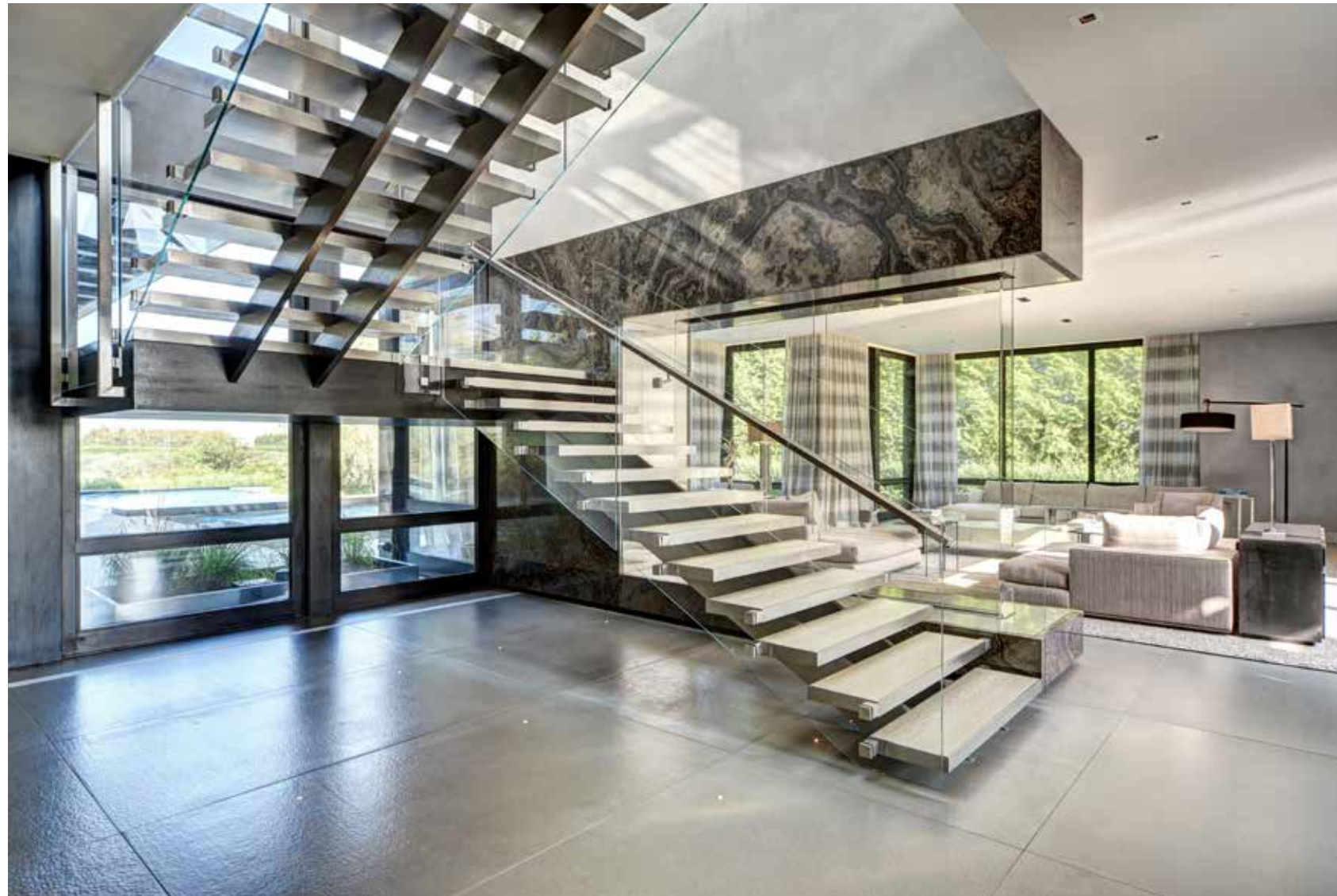
OCEANVIEWS FROM SAGAPONACK 14,000 SF MODERN PONDFRONT ESTATE

Sagaponack. With elements of scale and architecture that could not be reproduced in this location today, a beautifully landscaped acre on Crestview Lane along 125' of Fairfield Pond plays host to a magnificent 14,000 SF, 8-bedroom modern estate recently completed near the ocean in Sagaponack. Masterfully scripted by Brian O'Keefe, the architect employed fundamental principles of balance, proportion, function, and beauty to synthesize classical design principles with a contemporary aesthetic. Charles Allem, principal of C.A.D International, was engaged as Design Director and Interior Designer with overall project oversight. His vision for this property was to create an experience driven by his client's lifestyle. He established a color palette of taupe and beige punctuated by black. Charles embraced the use of natural honed materials as in bronze, stone, and leather. Complimented by hand woven linen textiles to achieve a casual sophisticated look and cohesive experience, he was able to achieve a restrained, sophisticated, and balanced residence that was both meticulously curated and eminently livable. Indeed, the drama gradually unfolds as you walk past the marble waterfall wall and through a marine -grade stainless-steel sliding door into a 9,000 SF contemporary sanctuary of wood and stone that reveals the expansive living room warmed by a fireplace. The modern Poliform designed kitchen anchors the center of the residence that flows to both the sumptuous fireplaced family room as well as the formal dining room augmented by a butler's pantry. A bedroom suite overlooking both pool and pond completes this first floor. Upstairs the serene and privately sited master wing, with both pond and ocean views, offers luxurious onyx clad bath and dual closets. A continuous walkway, acting in the words of O'Keefe, as a "brise-soleil", connects 4 additional bedrooms suites. Climbing from outside the second-floor office, a staircase finds the 4,600 SF roof deck, an amenity no longer permitted in this tony hamlet, offering bar, multiple seating areas and incredible 360° views out to the Atlantic and neighboring farm fields. An elevator descends to the 5,000+ SF lower level which includes screening room, recreational area, billiard room with bar, wine cellar, 2 staff suites and an entire wellness center with gym and spa that includes steam, sauna, hot tub, cold plunge and massage room. A spacious covered loggia provides for outdoor dining and the main level Fousseua Grigia stone slab flooring extends out in all directions blurring the line between indoor and outdoor. And in fact, this covered patio with extensive built-in kitchen and comfortable seating overlooks the unique two-sided heated Gunite pool with nearby sunken fire-pit framed by a stone courtyard. Elaborate landscaping by Edmund D. Hollander Design creates a verdant tableau while also forming a natural wall from neighboring properties. Amenities include a Crestron controlled environment with whole house audio, Reilly windows, Lutron controlled lighting and shades, extensive CCTV and a generator. Stunningly compelling and awaiting its next act, this incomparable and irreplaceable seaside estate is now available to preview. **WEB# 870429**



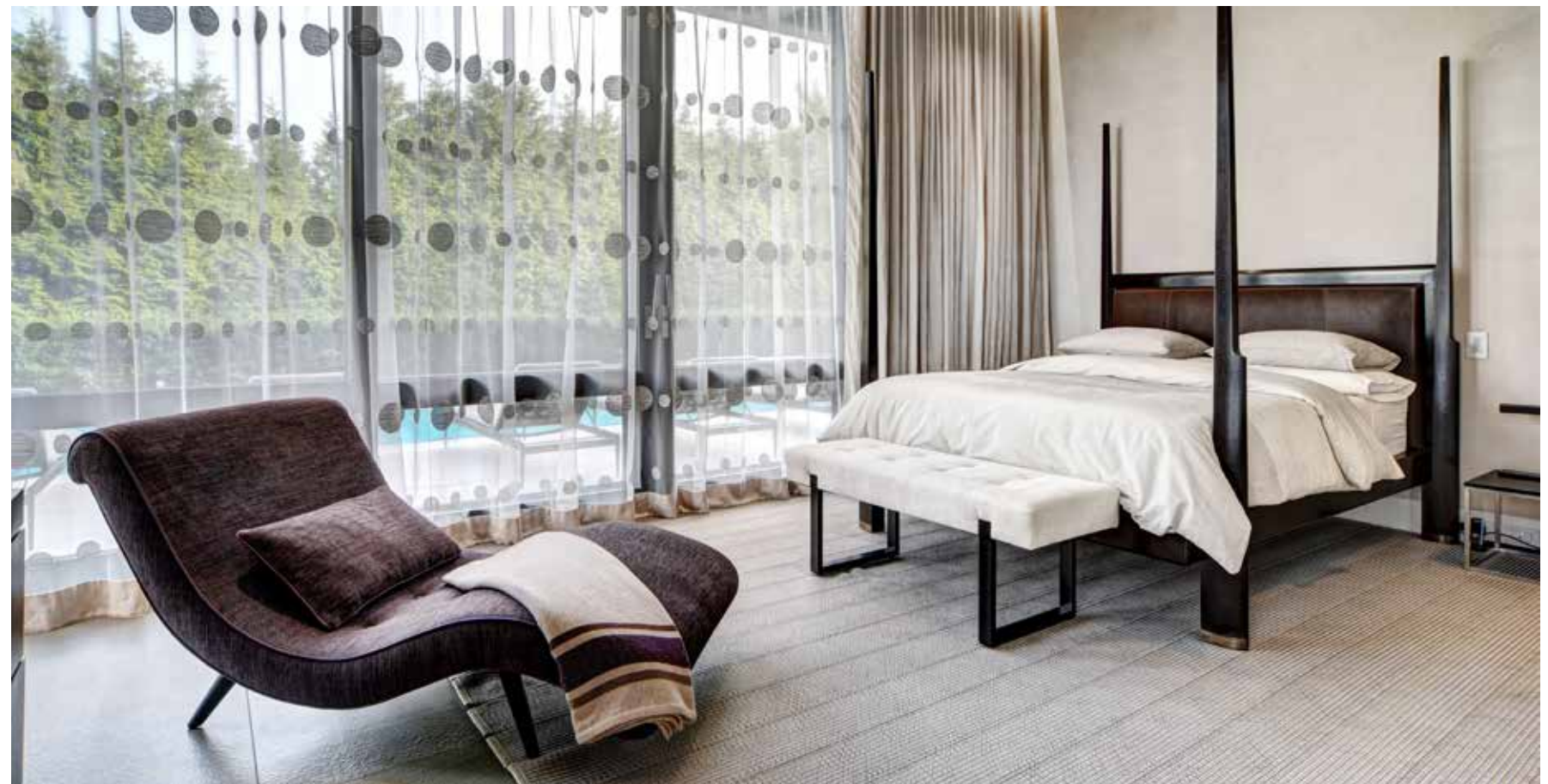
Main Floor

- Double Height Entry Hall with Floating Staircase
 - Formal Living Room with Wet Bar
 - Dining Room
 - Family Room with Fireplace
 - Mudroom
 - Elevator
 - Powder Room
- Custom Polyform Eat-In Kitchen with:
 - Center Island with Seating
 - 2 Subzero Refrigerators
 - 1 Subzero Freezer
 - Gaggenau 5 Burner Range
 - Gaggenau Wall Ovens (under counter)
 - 2 Gaggenau Dishwashers
 - Miele Microwave
 - Miele Cappuccino / Espresso Maker
 - Large Subzero Wine / Beverage Cooler
 - Walk-In Pantry
 - Subzero Icemaker









Second Floor

- Master Suite with His & Her Oversized Walk-In Closets
- Master Wing Doubles as Security / Panic Room
- Master Bathroom with
 - Concrete Radiant Heated Floors
 - Solid Marble Tub
 - White Onyx Dual Vanities
 - Steam Shower
 - 2 Water Closets
- 4 Ensuite Guest Bedrooms with Walk-In Closets
- Office with Powder Room





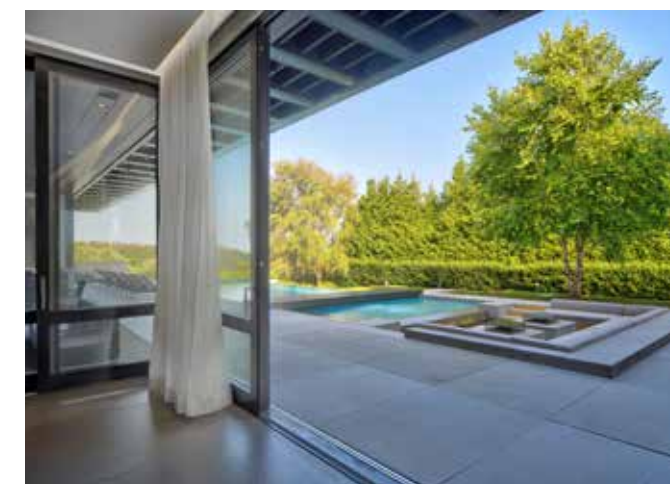
Lower Level

- Screening Room
- Billiard Room with Bar
- Powder Room
- Play / Craft Room with Powder Room
- Wine Cellar with Tasting Room
- Professional Spa with
 - Massage Room
 - Powder Room
 - Juice Bar
 - Hot Tub
 - Steam Shower
 - Sauna
 - Cold Plunge Pool
- Oversized Laundry Room
- Security Room
- Staff Wing with
 - Lounge
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 - 2 Staff Bedrooms
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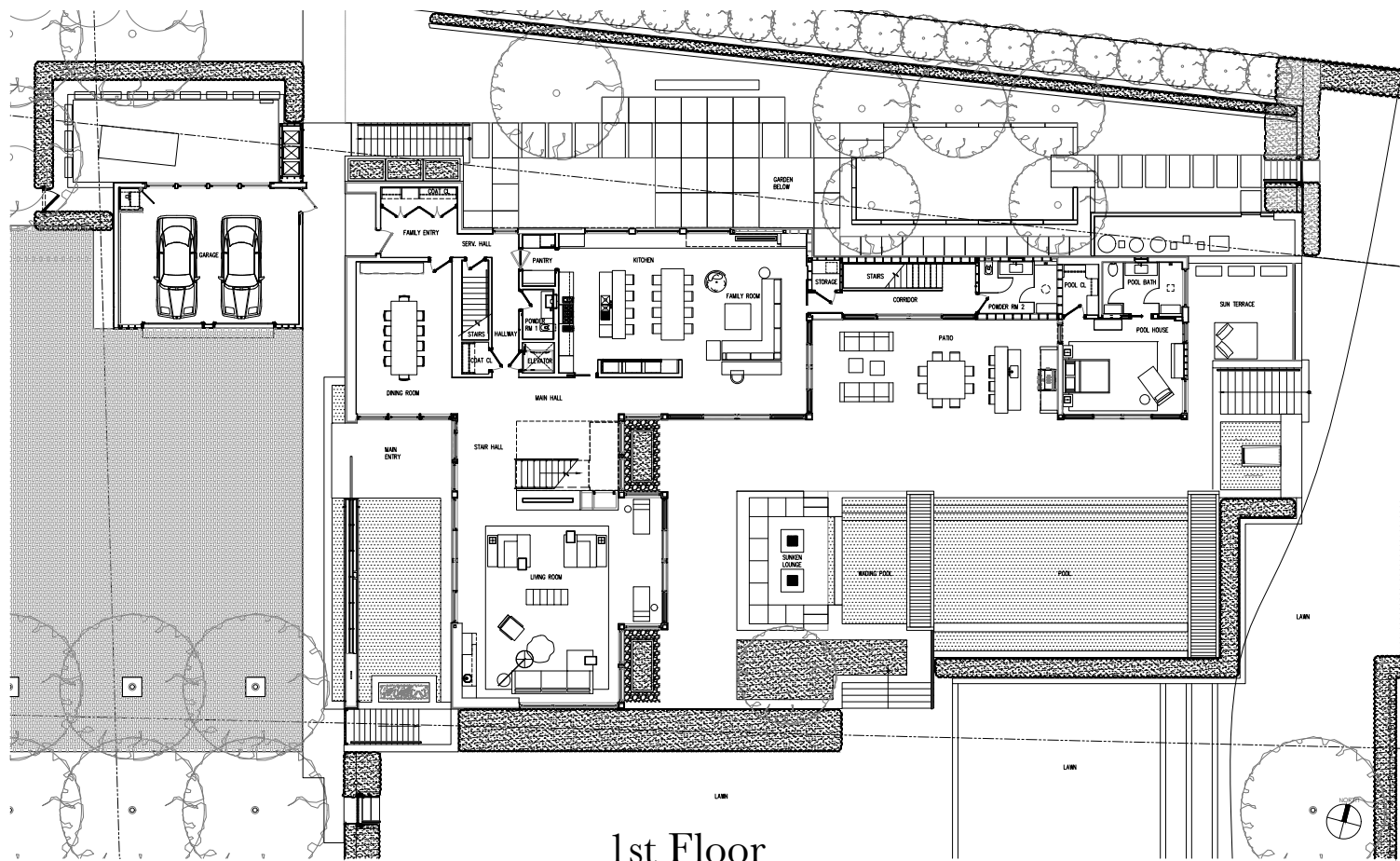




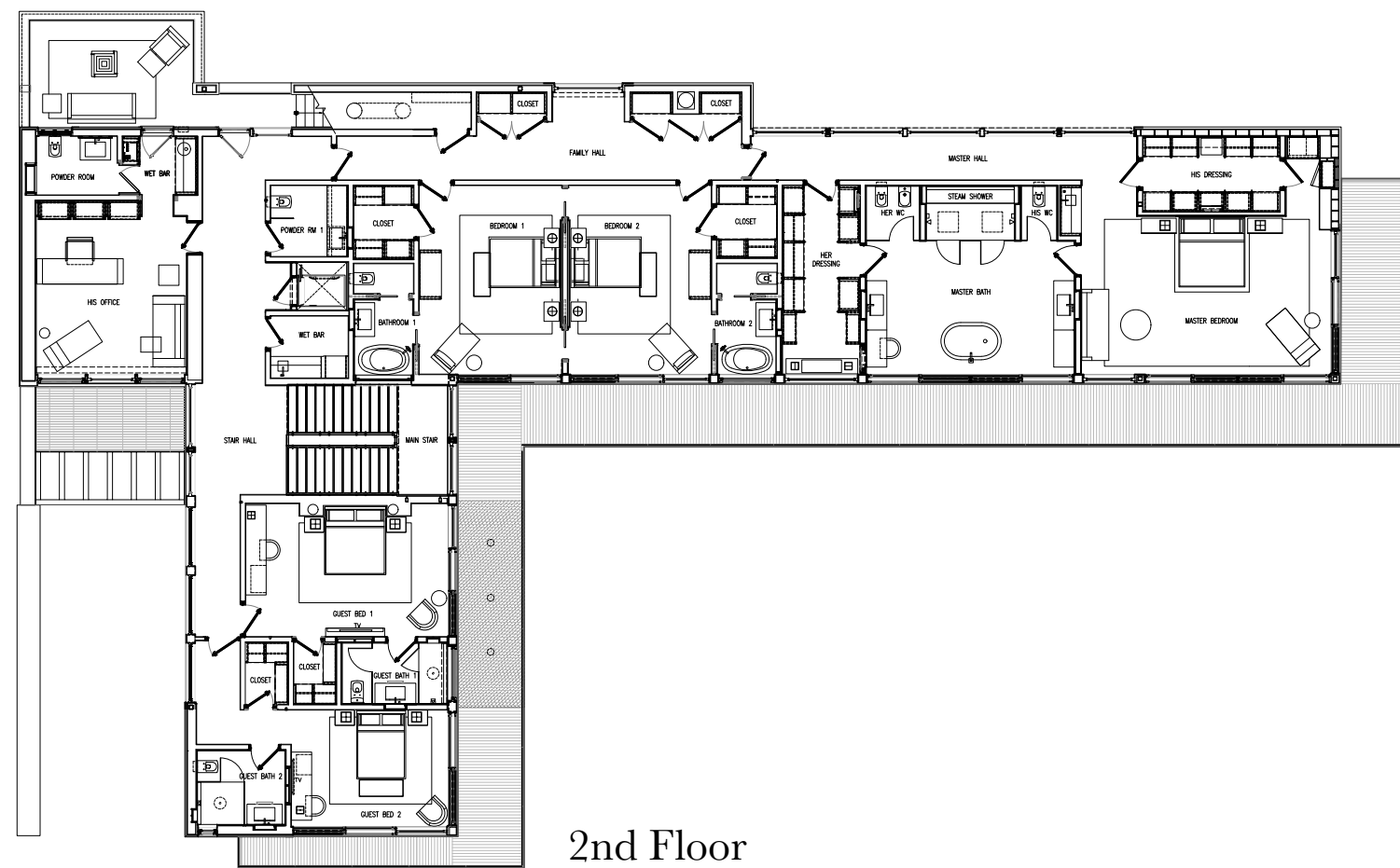




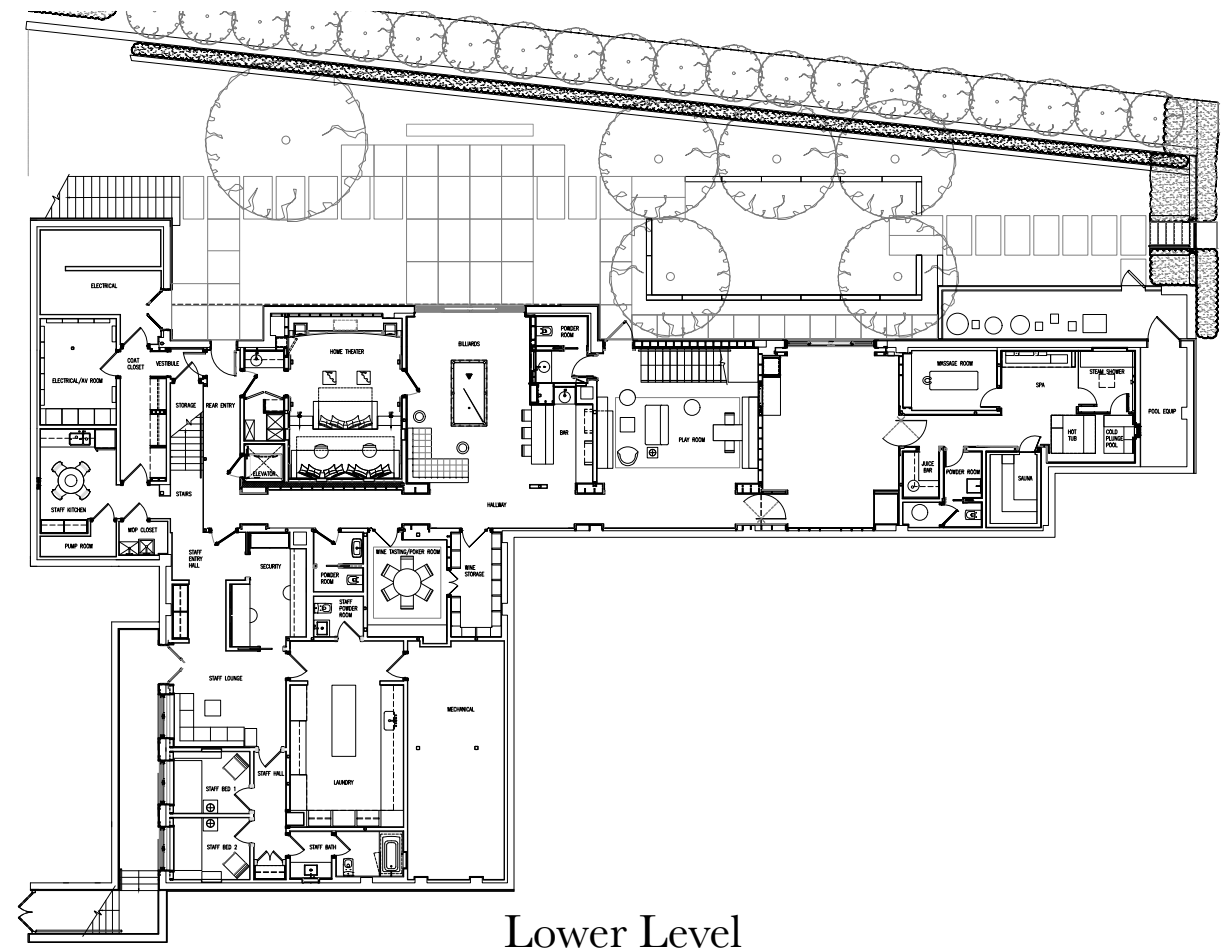




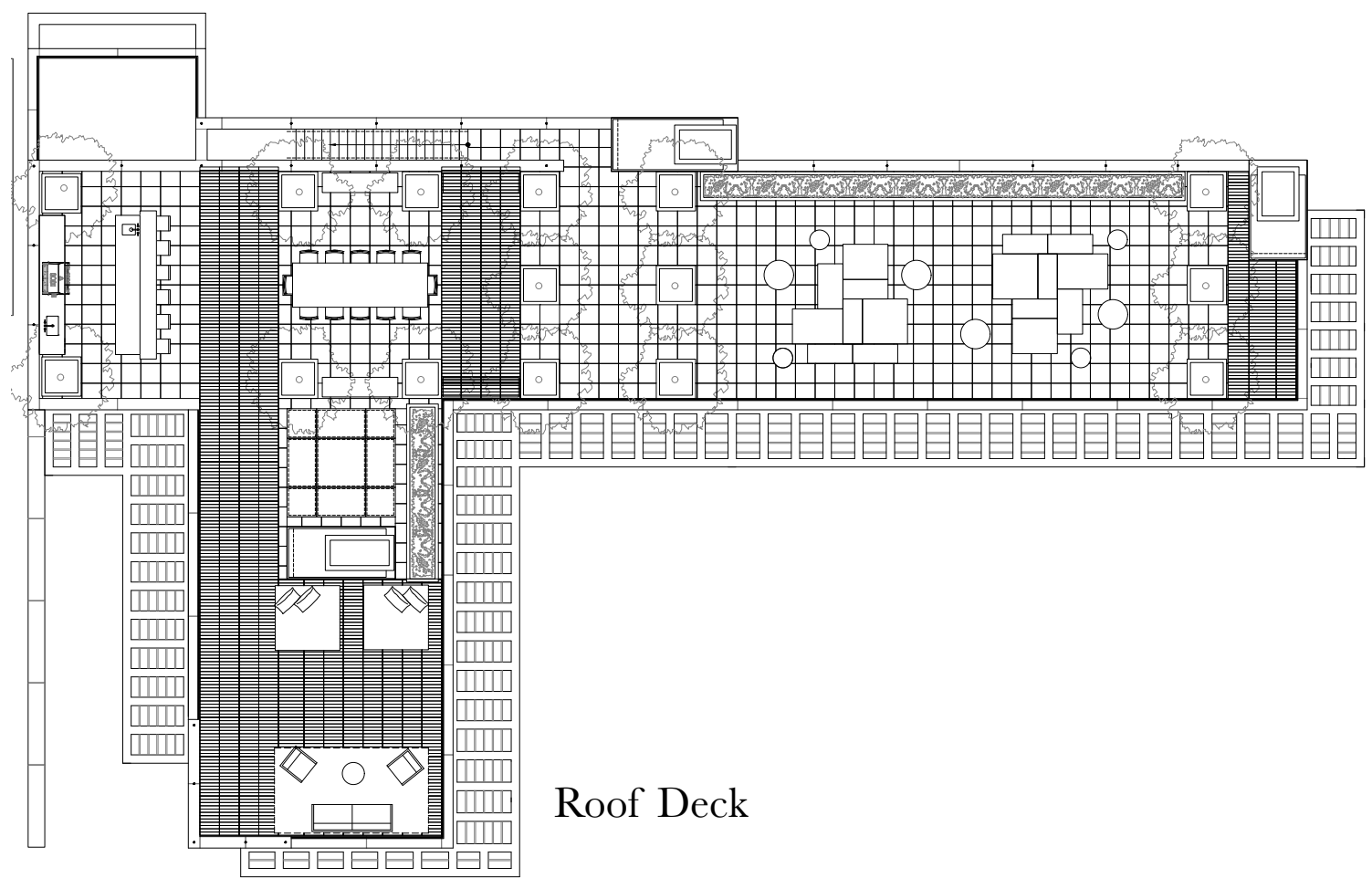
1st Floor



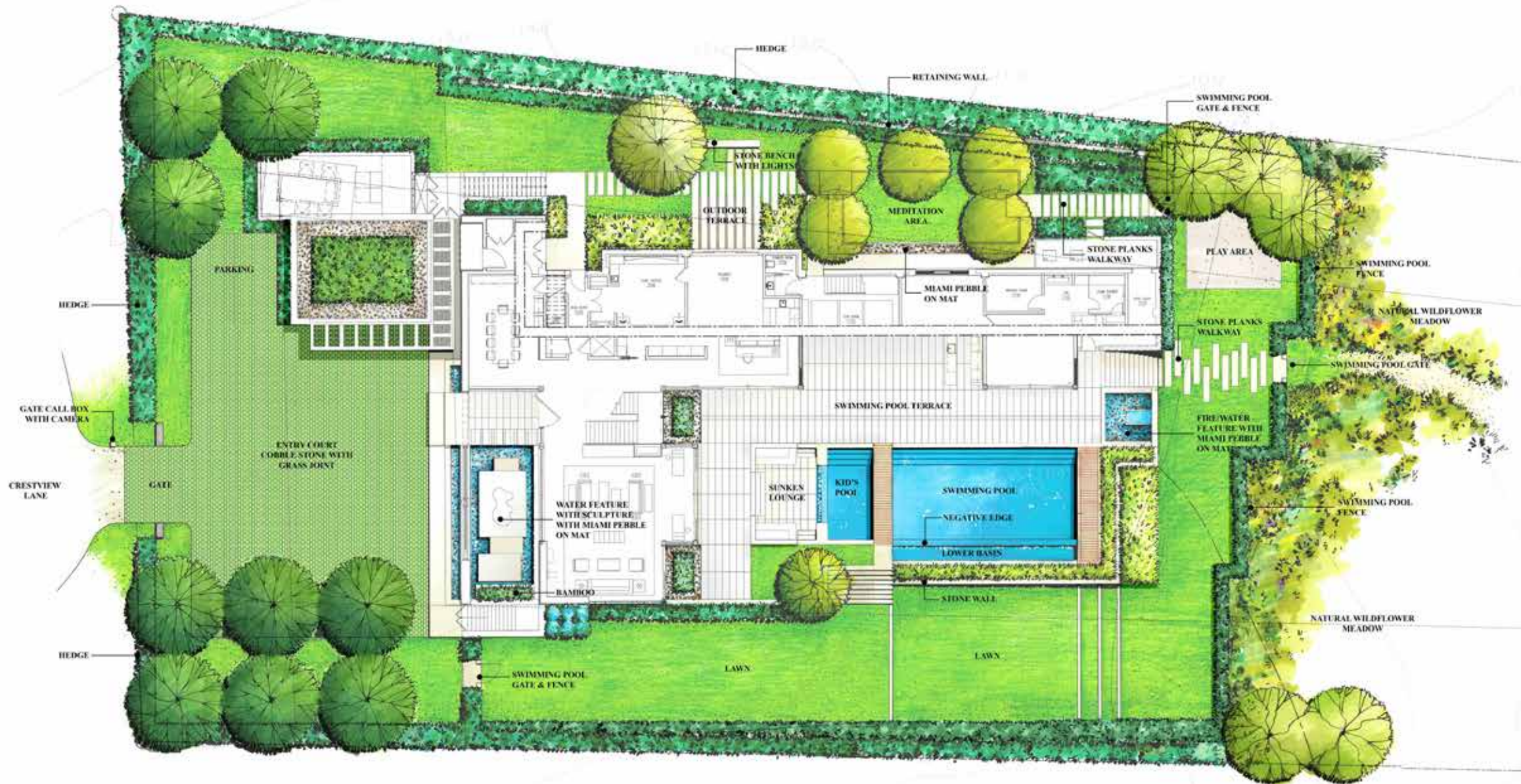
2nd Floor



Lower Level



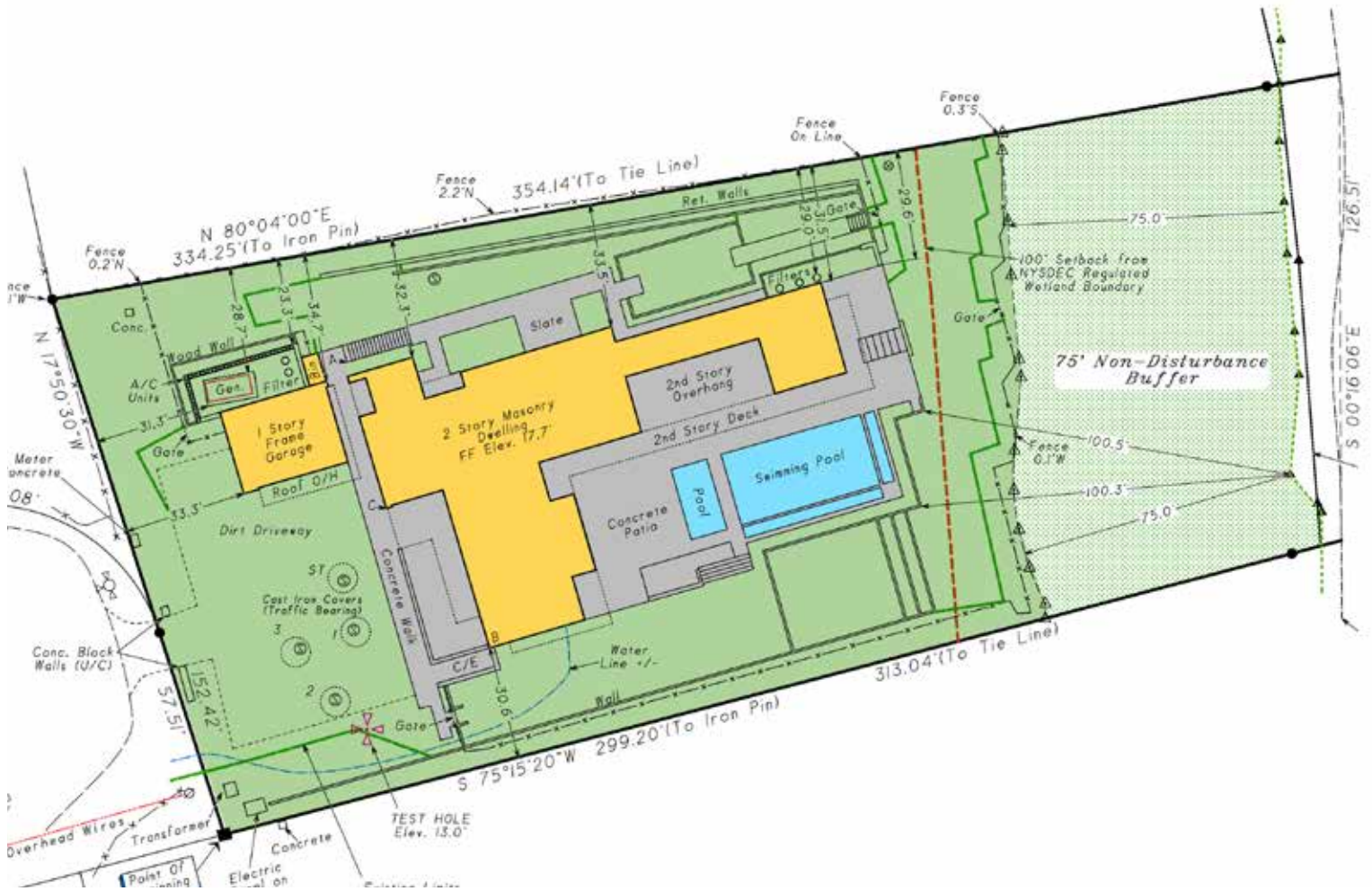
Roof Deck



Challenged to design this modern home, I found inspiration in early modern architects Mies Van der Rohe, LeCorbusier, Richard Neutra as well as current designer Christian Liaigre. Fundamental principles of balance, proportion, function, and beauty were used to synthesize classical design principles with a contemporary aesthetic. The design employs stacked horizontal bands that allow for different rhythms of openings and materials to occur independent of each other yet maintain a cohesive overall design. I envisioned a simple, bold and balanced form that subdivides the property into areas for various outdoor functions, and simultaneously provides privacy yet maximizes openness and endless ocean views.

The tour de force of this home is the expansive roof deck which offers 360 degrees of infinite horizon and wonderful ocean breezes. To capture this amazing aspect of the property, I looked back to Casa Malaparte in Capri. The privacy on the north and west sides of the home is created by utilizing walls clad in Driftwood Grey marble and horizontal dark stained cedar siding punctuated with various windows and openings. The south and east facing facades are entirely comprised of large expanses of hurricane resistant impact glass that are shaded from the sun by continuous extensive bris soliel which also double as an exterior walkway at the second floor. The spacious covered Loggia provides for outdoor dining and the main level Fousseña Grigia stone slab flooring extends out in all directions blurring the line between indoor and outdoor. The interior of the house is open and replete with a luxurious sophisticated palette of materials and the finishes are all exquisitely detailed. The house is loaded with amenities such as Theater, Gym, Spa, Wine Cellar, Billiard Room, and a Poker Room. The home is also fully equipped with all of the state of the art technology systems, elevator, and a large generator to power them if needed.”

-- Brian O'Keefe, Architect



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\$16.995M

142 Crestview Lane, Sagaponack

1.10 acres | 126' of Pondfront | 14,000 SF +/-
8 bedrooms | 9 full bathrooms | 5 half-bathrooms

Tax Map: 0908-009.00-02.00-030.000

For more pictures, video and info visit:

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Taxes: \$36,600 / Year

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