

ALMOST OCEAN ON DANIEL'S LANE

349 Daniels Lane, Sagaponack



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ALMOST OCEAN ON DANIEL'S LANE

Sagaponack. Welcome to a Hamptons masterpiece, brilliantly curated by a renowned team of professionals including the architectural firm of Fleetwood, McMullen, masterful builders Men at Work, interior designer Mariette Himes Gomez, and landscape impresario Edmund D. Hollander. This Hamptons haven, just repositioned at a lower price, seamlessly blends timeless traditional design with modern elegance only moments to the beach. Nestled on a sprawling 1.38 acre+/- Sagaponack property, this turn-key residence, where the ocean is often heard and its breezes most definitely felt, spans more than 7,000 SF+/-, boasting 4 bedrooms and 4.5 bathrooms. The exterior, a symphony of meticulous shingled design, features a heated Gunite pool, a 2-car garage connected by a porte-cochere and 2 gated entrances, offering an opulent coastal lifestyle. Enchanting features await within as a bright entry foyer leads to a light-filled interior adorned with 4 fireplaces, walls of French doors leading to the grounds, and a chef's kitchen equipped with Sub-Zero, Wolf, and Miele appliances. Upstairs, the primary wing, a sanctuary of luxury, beckons with stone flooring, a gas fireplace, and a private reading nook. The marble-clad bathroom indulges in opulence with a freestanding soaking tub and terrace access. Three additional bedroom suites complete the second floor. Explore the recreational space in the finished lower level, housing a media room, game room, and a full bathroom for endless relaxation and entertainment. Step outside into the exquisite surroundings, where a custom 60' heated Gunite pool becomes the centerpiece visible from the spacious outdoor living and dining areas. With north and south terraces, 2 gated entrances, a carport, and an outdoor shower, this residence promises a seamless blend of sophistication and coastal charm. And although perfect as is, Fleetwood McMullen is working on plans to capture outdoor space in order to permit a first-floor guest suite and an additional bedroom suite in the finished lower level so that the next owner can easily expand on this already sumptuous manse. Strategically located south of the highway on Sagaponack's iconic Daniel's Lane, this exceptional estate offers an idyllic retreat literally around the corner from pristine Peters Pond beach as well in close proximity to the villages of Bridgehampton, East Hamptons and red-hot Sag Harbor. Now is the time to preview this extraordinary offering to enjoy for Summer 2024 and all the seasons to come. **WEB# 908222**







PROPERTY DETAILS & AMENITIES

BASIC HOUSE / PROPERTY INFORMATION

- Turn-Key Traditional with Timeless Design
- South of the Highway
- Less than 0.5 Miles+/- to Peters Pond Beach
- 1.38 Acres+/-
- Built in 2000
- Recently Renovated
- 7,099 SF+/-
- 4 Bedrooms
- 4 Full & 1 Half Bathrooms
- Heated Gunite Pool
- Attached 2-Car Garage
- 2 Gated Entrances

INTERIOR FEATURES

- Light-Filled Living Spaces
- Wood & Stone Flooring
- Marble & Stone Finishes
- 4 Gas Fireplaces
- High-End Appliances
- Open-Concept Living
- Cathedral Ceilings
- High Ceilings Throughout

FIRST LEVEL

- 3,546 SF+/-
- Entry Foyer
- Dining Room:
 - Gas Fireplace
 - French Doors to Covered Porch
- Powder Room
- Mudroom with Laundry
- Chef's Kitchen:
 - High-End Appliances by SubZero, Miele, & Wolf
 - Marble Center Island & Countertops
 - Access to Mudroom
- Living Room:
 - White Brick Walls
 - Gas Fireplace
 - French Doors to Covered Porch
- Great Room:
 - Gas Fireplace
 - Dining Area
 - French Doors to Covered Porch

SECOND FLOOR

- 2,170 SF+/-
- Second Level Landing:
 - Cathedral Ceilings
 - Access to North & South Terraces
- Primary En-Suite Bedroom:
 - Stone Flooring
 - Gas Fireplace
 - Built-In Reading Nook
 - Large Walk-In Closet
 - French Doors to South Terrace
 - Separate Sitting Room
- Primary Bathroom:
 - Dual Vanity
 - Freestanding Soaking Tub
 - Rain Shower
 - Marble Throughout
 - Access to South Terrace
- Junior Primary En-Suite Bedroom:
 - Private Hallway
 - Full Bathroom
 - Walk-In Closet
 - Private Staircase with Garage Access
- 2 Additional Guest Bedrooms w/
 - Shared Full Bathroom:
 - 1 with Access to the South Terrace

LOWER LEVEL

- 1,382 SF+/-
- Media Room
- Game Room
- Full Bathroom
- Mechanical & Storage

EXTERIOR FEATURES

- Custom 60' Heated Gunite Pool
- North & South Terraces
- Outdoor Living & Dining Areas
- Wraparound Covered Porch
- Outdoor Shower
- Porte-Cochere
- Reserve Views
- Nearby Beach Access
- Lush Mature Landscaping
- Ample Lawn Space

MECHANICAL / TECHNICAL ASPECTS

- 6 Zones of Heat & Air Conditioning
- New Bryant Propane Gas Heaters
- 200 Amp Service
- Public Water
- Well Water for Pool & Irrigation
- Sonos Sound System
- Smart Lighting System
- Security System

CREATIVE

- Fleetwood McMullen Architect
- Men at Work Construction
- Mariette Himes Gomez Interior Design
- Emund D Hollander Landscape









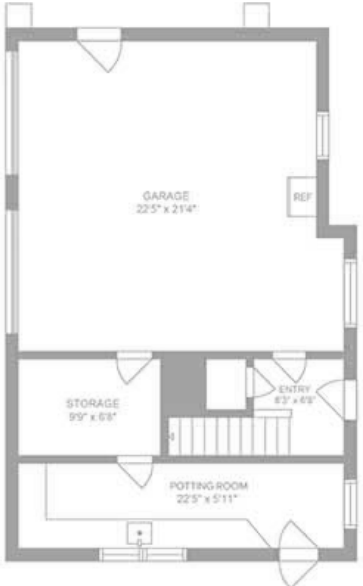








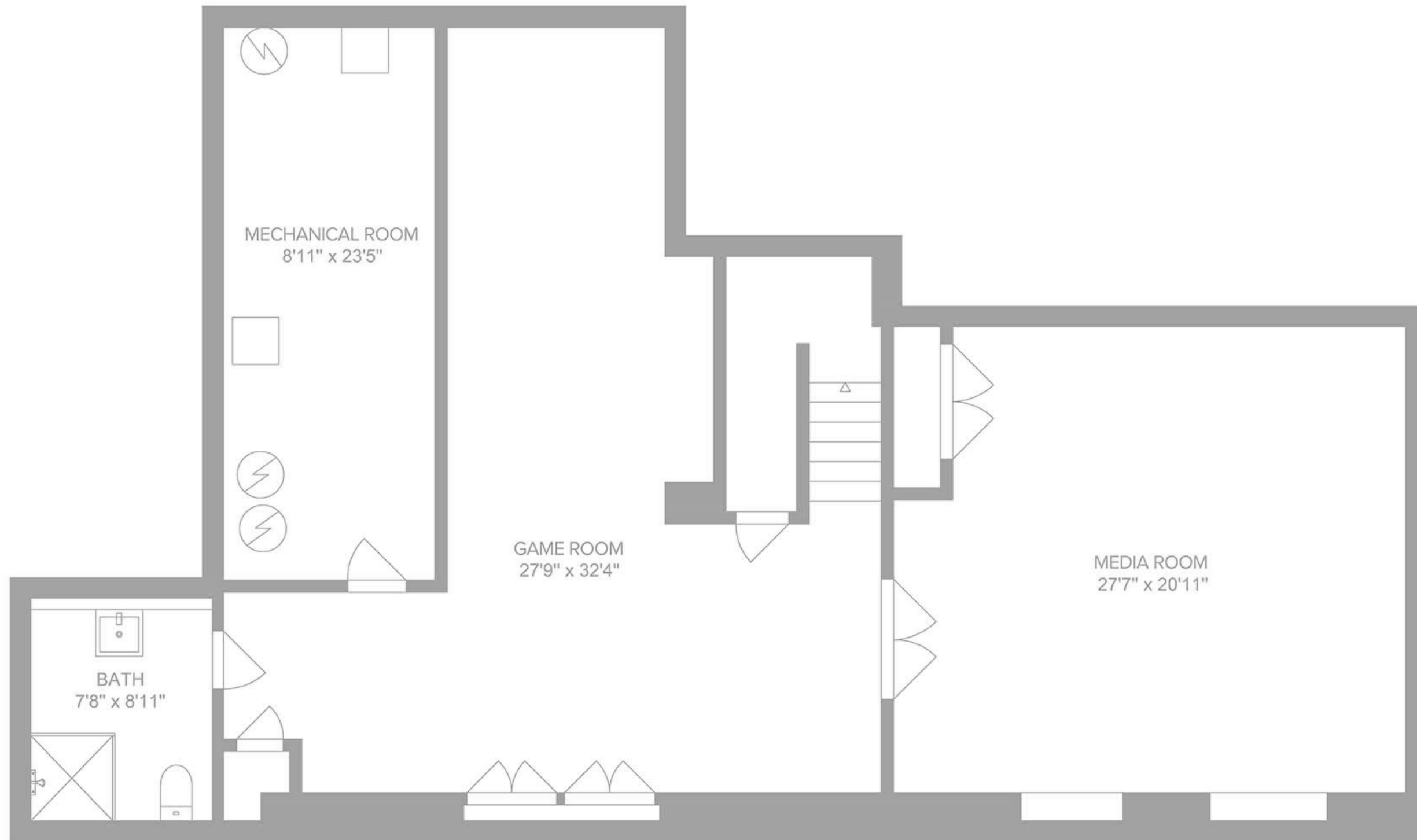
First Floor



Second Floor



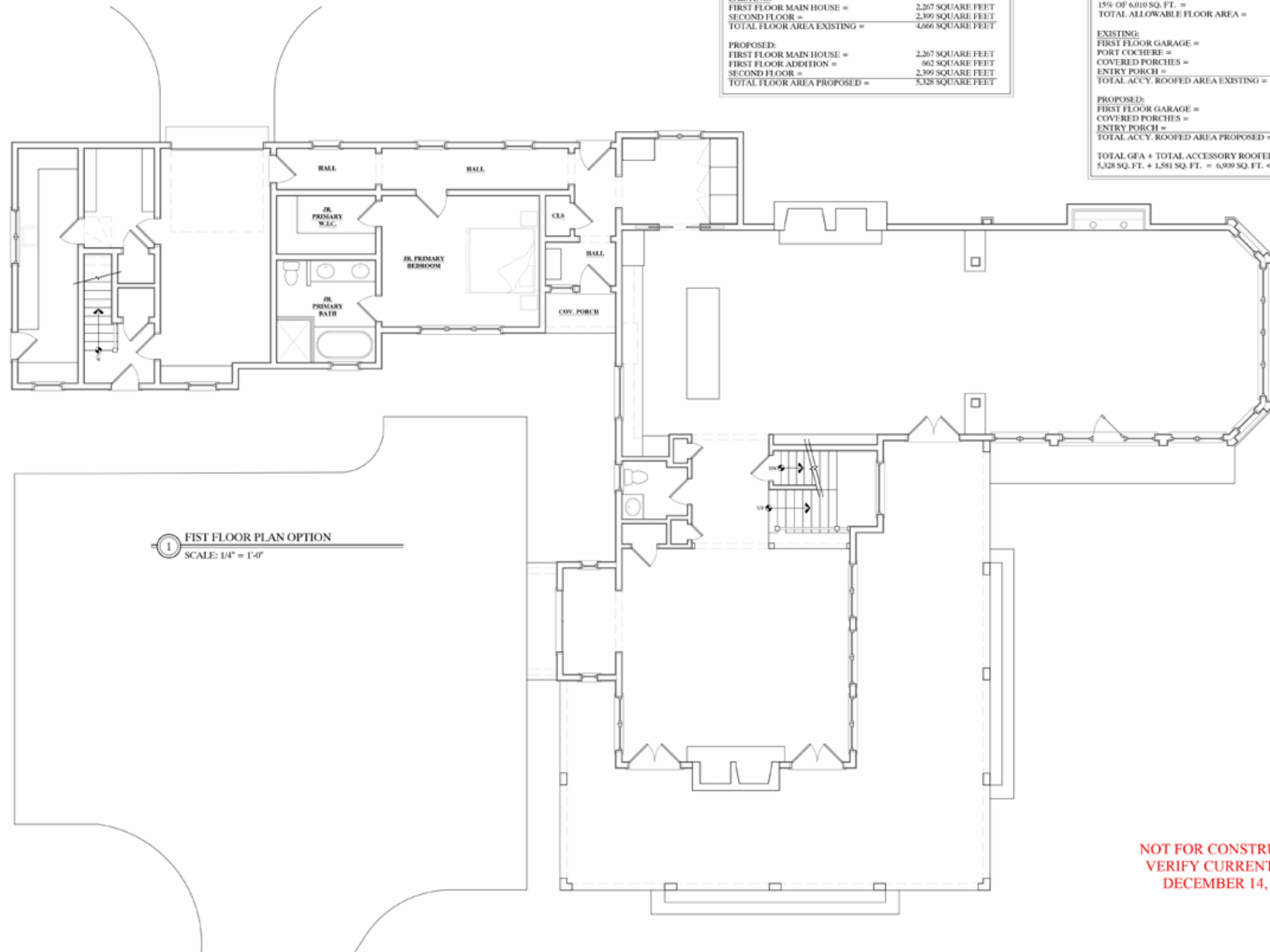
Lower Level



Proposed Addition

GROSS FLOOR AREA CALCULATION	
LOT AREA = 1.382 ACRES OR 60,213 SQUARE FEET	
((60,213 SQ. FT. - 40,000 SQ. FT.) x .05) + 5,000 SQ. FT. = 6,010 SQUARE FEET ALLOWED	
TOTAL FLOOR AREA ALLOWED = 6,010 SQUARE FEET	
EXISTING:	
FIRST FLOOR MAIN HOUSE =	2,267 SQUARE FEET
SECOND FLOOR =	2,399 SQUARE FEET
TOTAL FLOOR AREA EXISTING =	4,666 SQUARE FEET
PROPOSED:	
FIRST FLOOR MAIN HOUSE =	2,267 SQUARE FEET
FIRST FLOOR ADDITION =	662 SQUARE FEET
SECOND FLOOR =	2,399 SQUARE FEET
TOTAL FLOOR AREA PROPOSED =	5,328 SQUARE FEET

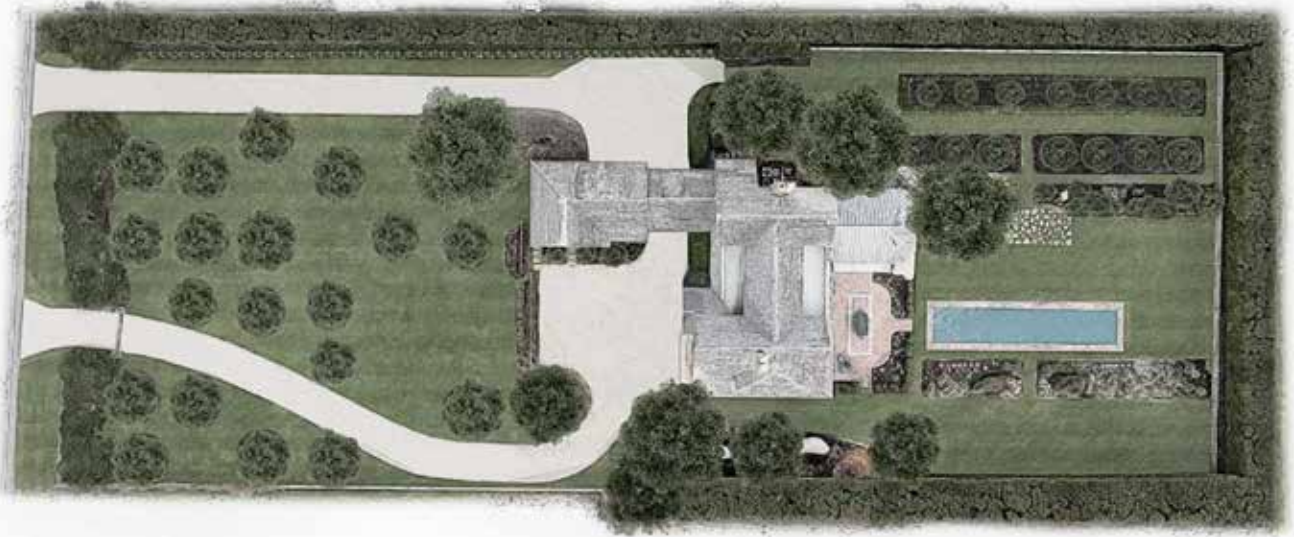
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((60,213 SQ. FT. - 40,000 SQ. FT.) x .05) + 5,000 SQ. FT. = 6,010 SQUARE FEET ALLOWED	
TOTAL FLOOR AREA ALLOWED = 6,010 SQUARE FEET	
ALLOWABLE ROOFED AREA	
15% OF 6,010 SQ. FT. =	901 SQUARE FEET
TOTAL ALLOWABLE FLOOR AREA =	6,911 SQUARE FEET
EXISTING:	
FIRST FLOOR GARAGE =	836 SQUARE FEET
PORT COCHERE =	425 SQUARE FEET
COVERED PORCHES =	948 SQUARE FEET
ENTRY PORCH =	34 SQUARE FEET
TOTAL ACCY. ROOFED AREA EXISTING =	2,243 SQUARE FEET
PROPOSED:	
FIRST FLOOR GARAGE =	599 SQUARE FEET
COVERED PORCHES =	948 SQUARE FEET
ENTRY PORCH =	34 SQUARE FEET
TOTAL ACCY. ROOFED AREA PROPOSED =	1,581 SQUARE FEET
TOTAL GFA + TOTAL ACCESSORY ROOFED AREA < 115% MAX. GFA	
5,328 SQ. FT. + 1,581 SQ. FT. = 6,909 SQ. FT. < 6,911 SQ. FT.	



1 FIRST FLOOR PLAN OPTION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION
VERIFY CURRENT DATE
DECEMBER 14, 2023

Site Plan



\$12.750M

349 Daniels lane,
Sagaponack,

1.40 acres / 7,100 SF+/-

4 bedrooms / 4 full bathrooms / 1 half bathrooms

Tax Map: 0908-009.000-0002-058.000

Taxes: \$14,076 / Year

For more pictures, video and info visit:

myhamptonhomes.com/908222

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