

Sag Harbor Village Fringe

New Construction with Permits for Tennis

121 Stoney Hill Road, Sag Harbor



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PROPERTY DETAILS & AMENITIES

BASIC HOUSE / PROPERTY INFORMATION

- Built 2024
- Traditional
- Cedar Shingle Exterior
- Asphalt Shingle Roof
- 2 Stories w/ Finished Lower Level
- 1.7 Acres
- 4,500 SF+/-
- 5 Bedrooms
- 5 Full, 1 Half Bathrooms
- 1 Fireplace
- Heated Gunite Pool w/ Spa
- 2-Car Detached Garage
- Stone Driveway
- Permits for Tennis
- Taxes: N/A

FIRST FLOOR

- 2 Story Entry Foyer w/ Coat Closet
- Living Room with:
 - Gas Fireplace
 - Dining Area Option
- Kitchen (See Details Below)
- Den
- Powder Room
- Guest Bedroom w/ Full Bath & Walk in Closet

KITCHEN DETAILS

- Eat-In Kitchen with:
 - Stone Counter Tops
 - Large Center Island w/ Seating for 4
 - Refrigerator
 - Gas Range
 - Wall Oven
 - Dishwasher
 - Microwave
 - Extensive Cabinetry
 - Pantry
 - More Details to Come

SECOND FLOOR

- Loft
- Expansive Upstairs Deck Above Porte Cochere
- Primary Bedroom Suite with:
 - 2 Walk-In Closets
 - Balcony
 - Master Bathroom with:
 - Shower
 - Soaking Tub
 - Dual Sinks
- 2 Additional Bedroom Suites with:
 - Walk-In Closet
 - Full Bath
- Laundry Room

LOWER LEVEL

- Game Room
- Bedroom Suite with:
 - Closet
 - Full Bath
- Gym Area
- Room for Wine Cellar
- Integrated Pool House w/
 - Cabana Kitchen
 - Access to Full Bath

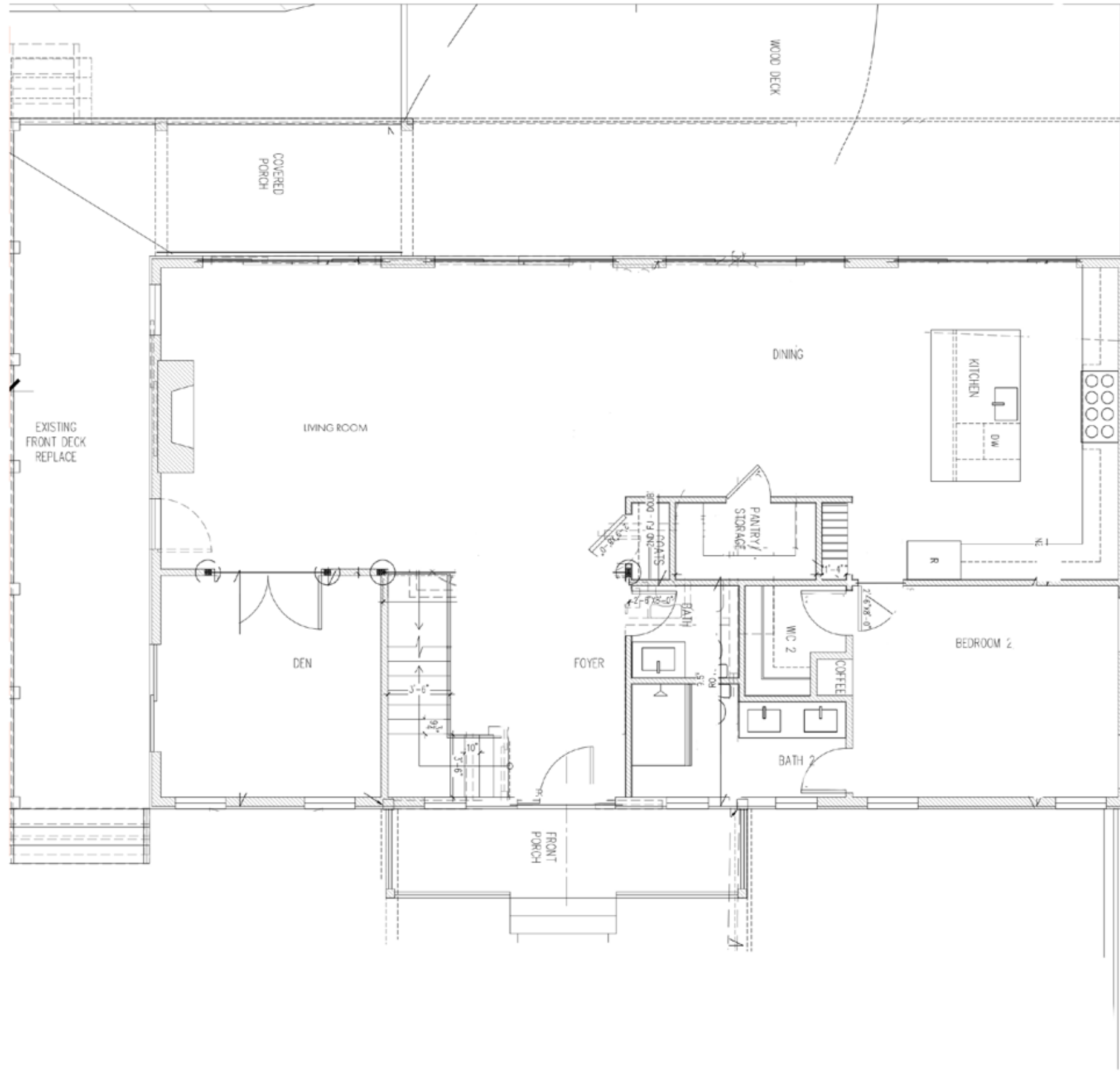
MECHANICAL / TECHNICAL ASPECTS

- 3 Zone Gas Forced Air Heat / Central Air
- 200 Amp Electrical Service
- Town Water
- Irrigation System
- Propane Gas
- Alarm System

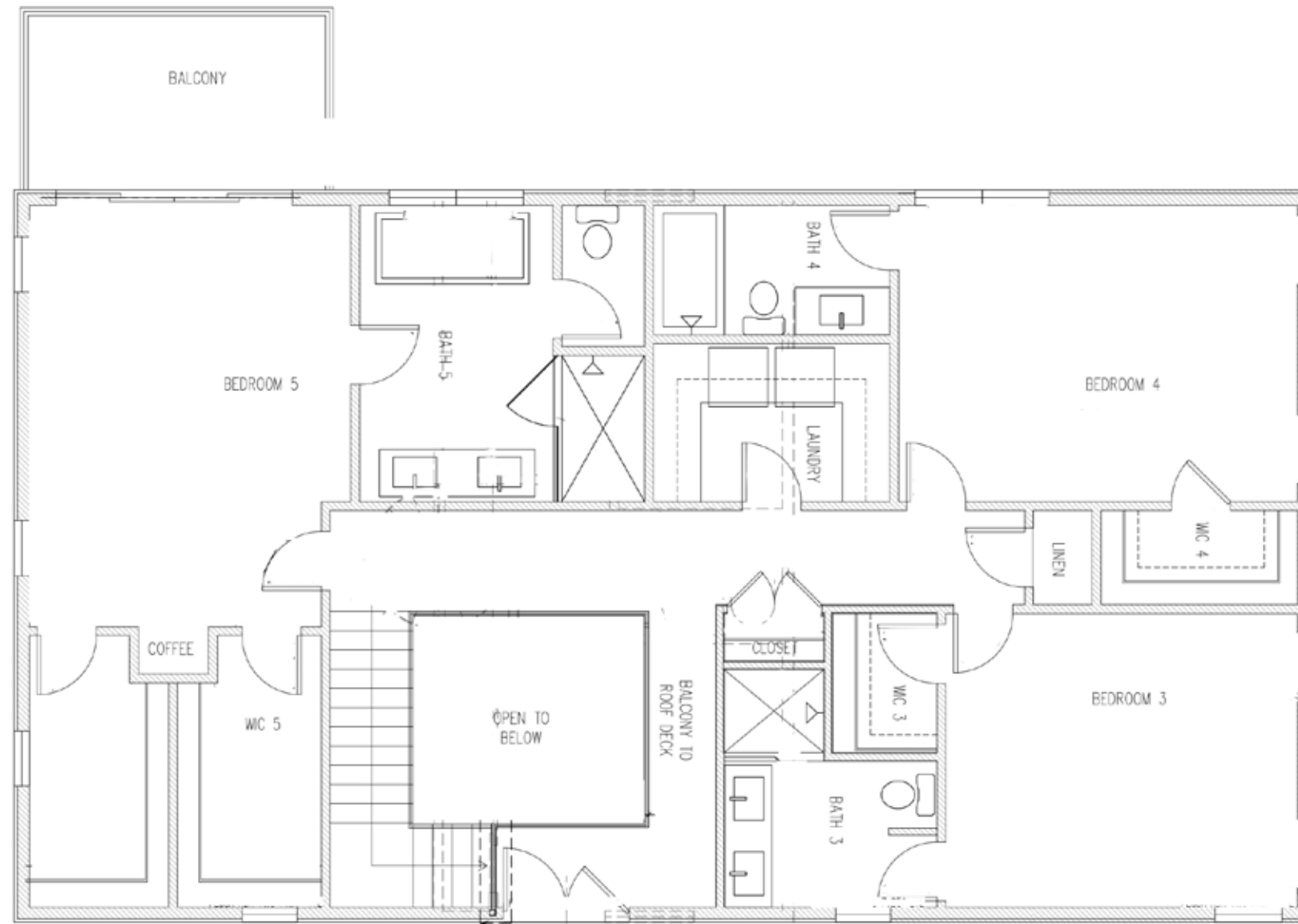
SAG HARBOR VILLAGE FRINGE NEW CONSTRUCTION WITH PERMITS FOR TENNIS

Sag Harbor. Construction is nearly finished on a superlative, 5 bedroom home being built on 1.7 +/- acres on the fringe of Sag Harbor Village presenting the ultimate four-season Hampton experience in a private setting offering generous room sizes, masterful construction and exquisite finishes throughout nearly 4,500 SF on three levels of superbly finished space. The grey, shingle clad residence welcomes all under an elegant porte-cochere as beautifully finished hardwood floors spread out to find an open floor plan featuring a living room warmed by its own fireplace and a dining area serviced by a fully equipped kitchen with professional appliances, large center island with seating, custom cabinetry, stone countertops and a storage pantry. Adjoining the living room is an intimate den, perfect for watching your favorite shows, reading or for quiet reflection. A guest suite and powder room complete the first floor. Upstairs the primary wing, running from the front to the back of the residence, offers a generous sleeping chamber, large bath with soaking tub, shower room, dual sinks, a pair of walk-in closets and a private balcony. Two additional guest bedrooms, each with baths ensuite and a laundry room complete the second floor. The finished lower level offers recreational space, gym area, and a cleverly imagined integrated pool cabana that leads to an outdoor living room. Verdant lawn and a stone patio frame the 40' heated Gunite pool with spa. Permits exist for a nearby north/south tennis court. Additional amenities include a detached 2 car garage, 200-amp electrical service, 3 zone gas fired HVAC system, high efficiency LED lighting throughout and low voltage set up for cable TV and WIFI. With a real dearth of new construction in this price range, much less with permits for tennis; now is the time to contact us for more information or your own private tour of this newly repriced sensational estate. **WEB# 898134**

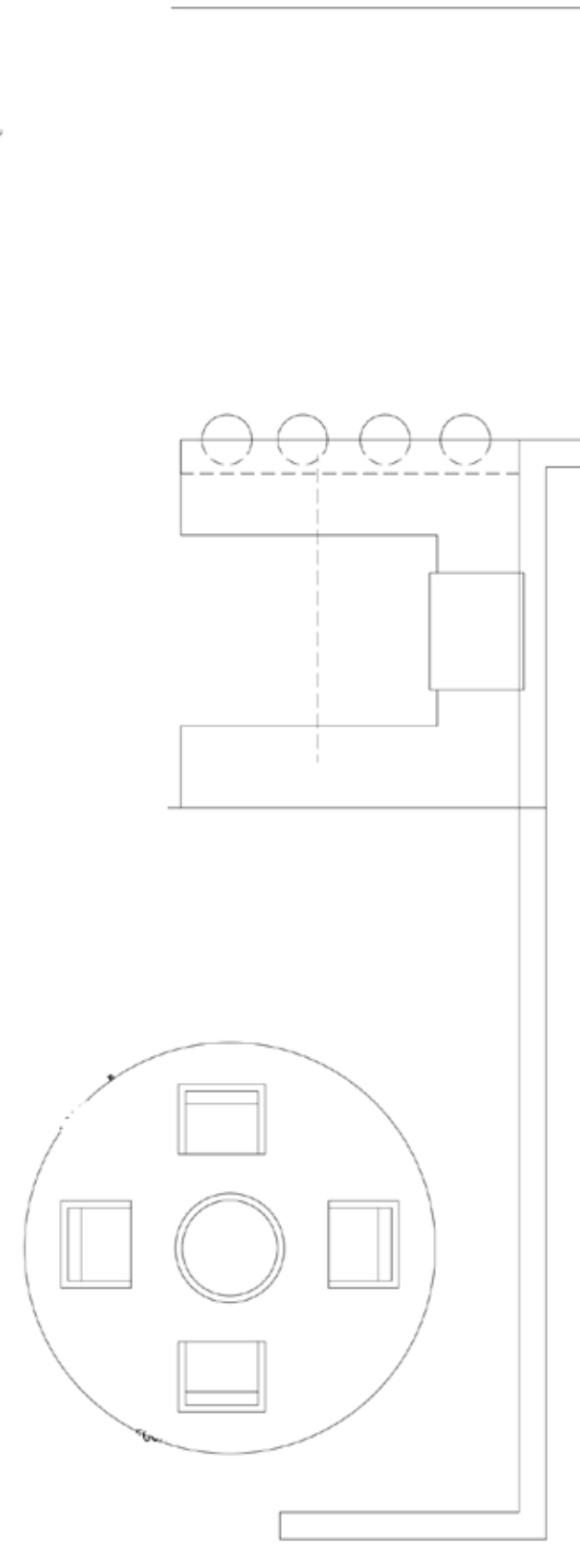
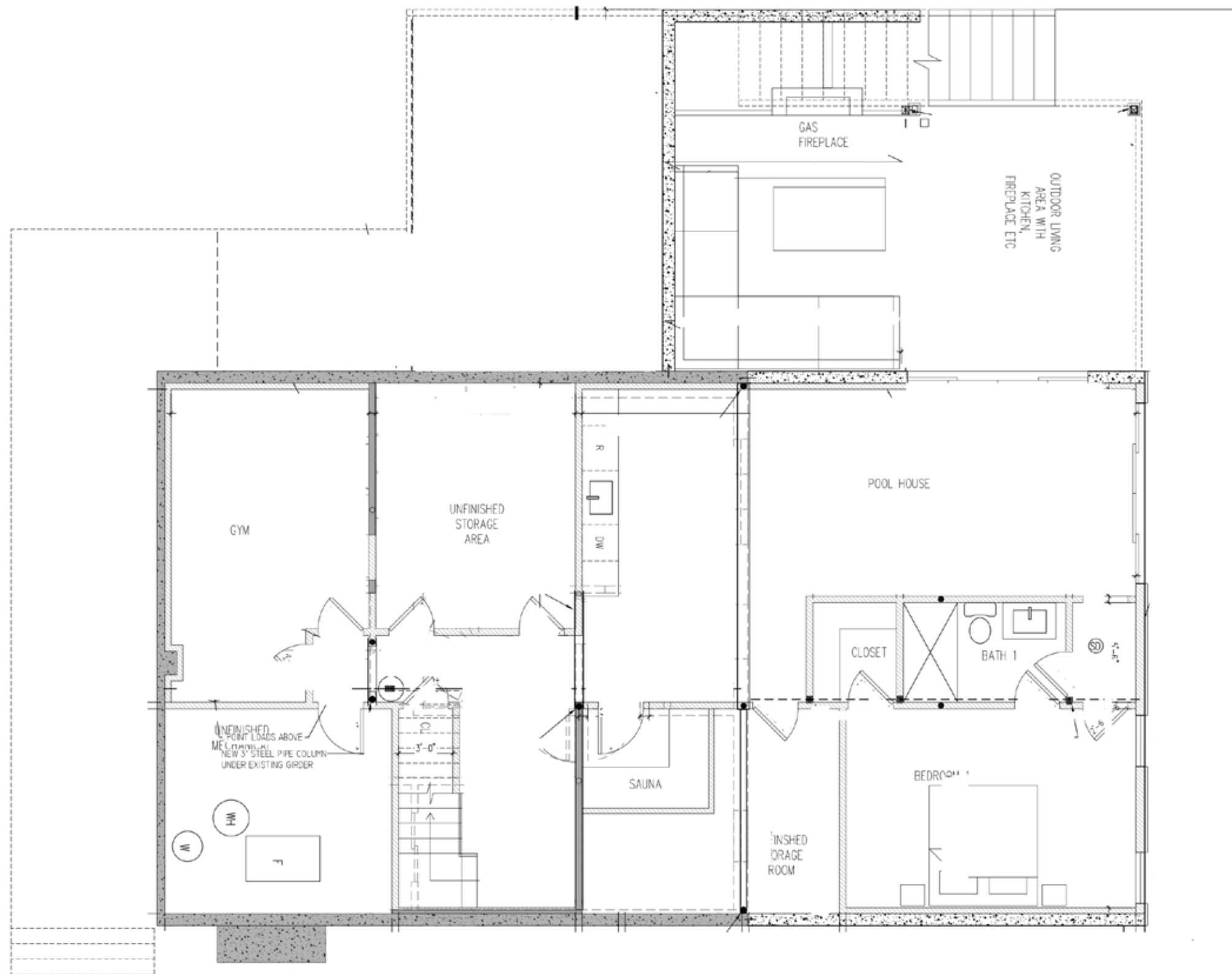




FIRST FLOOR - 1678 SQ. FT



SECOND FLOOR - 1678 SQ. FT



FINISHED BASEMENT 1,236 SQ. FT



STONEY HILL ROAD



\$3.995M

121 Stoney Hill Road,
Sag Harbor

1.70 acres / 4,500 SF+/-

5 bedrooms / 5 full bathrooms / 1 half bathroom

Tax Map: 0900-023.000-0001-079.003

For more pictures, video and info visit:

myhamptonhomes.com/898134

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