

A Hamptons Retreat of Elevated Ease and Timeless Design

9 Bull Path, East Hampton



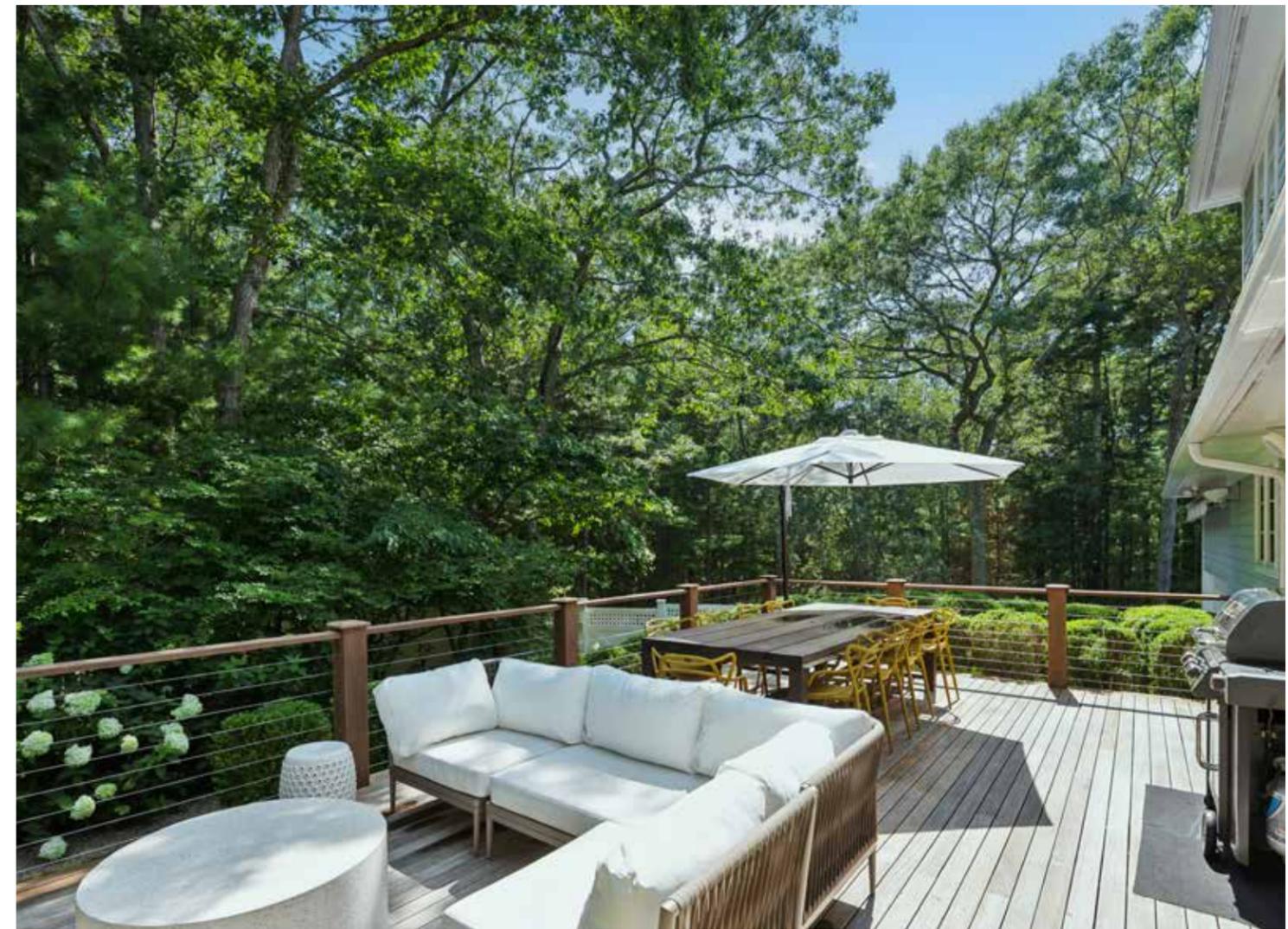
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A HAMPTONS RETREAT OF ELEVATED EASE AND TIMELESS DESIGN

East Hampton. Welcome to a true expression of Hamptons luxury—an artful blend of classic elegance and cutting-edge comfort set on two manicured acres between the chic boutiques of East Hampton and the harborfront charm of Sag Harbor. This 5,500+/- square foot estate, spread gracefully across three finished levels, is a sanctuary of refined living, where every room, view, and feature has been thoughtfully composed to celebrate indoor-outdoor harmony and effortless summer living. Arrival is through a Tuscan-inspired gated driveway, setting a graceful tone amid beautifully landscaped grounds. Inside, the home opens with an intimate parlor before unfolding into a sun-drenched great room with soaring 20-foot ceilings and walls of glass, allowing the outside to become an extension of every interior space. Designed for both retreat and celebration, the residence features five bedrooms and five full bathrooms, including a luxurious first-floor primary suite with a Euro-style walk-in closet, spa-quality marble bath, and serene garden views. For those blending business with pleasure, a private first-floor office—complete with its own full bath—offers a quiet workspace or an additional guest suite when needed. The heart of the home is its chef’s kitchen: an entertainer’s dream anchored by an oversized center island beneath Tom Dixon custom lighting. Outfitted with top-tier appliances including a Wolf 6-burner stove with double ovens, GE refrigerator and dishwasher, Marvel wine cooler, and Perrin & Rowe brass fixtures, it opens seamlessly to a dining area and fireside family room—creating a fluid space for hosting everything from casual clambakes to elegant Hamptons soirées. Every bedroom has been curated with hospitality in mind—each a restful haven with ensuite marble baths, flat-screen TVs, and smart climate controls. Upstairs, two guest suites welcome favored visitors, while the finished lower level offers yet another guest suite, a spacious media room for movie nights, gaming marathons, or rainy-day escapes, and an oversized laundry area designed for ease of use. Tech-savvy and turnkey, the home features a smart-home-enabled five-zone central air and heating system, with individual thermostats in every bedroom for personalized comfort. A 1,000-gallon propane tank powers both cooking and heating, while a smart water shut-off valve adds peace of mind. Music fills every corner thanks to a whole-home SONOS/Yamaha sound system, featuring over 40 wired indoor speakers plus 10 more outdoors—ideal for setting the mood, whether you’re hosting friends or unwinding solo by the pool. Outdoors, the lifestyle only expands. A 50-foot heated saltwater Gunite pool with raised spa and submerged sun deck invites full days of lounging and laughter. The expansive mahogany deck, perfect for sunset cocktails or alfresco dinners, is enhanced by the custom sound system and lush landscaping—designed for both beauty and privacy. From early morning dips to twilight gatherings under the stars, this is a home that speaks to the soul of the Hamptons. Minutes from white sand beaches, famed farm stands, art galleries, and vineyards, it offers not just a place to live, but a life to savor. This rare offering won’t last long—your quintessential Hamptons escape awaits. **WEB# 925023**





PROPERTY DETAILS & AMENITIES



BASIC HOUSE / PROPERTY INFORMATION

- Built 1991, Renovated 2022
- Transitional
- Cedar Shingle Exterior
- Asphalt Shingled Roof
- 2 Stories w/ Finished Lower Level
- 1.9 Acres
- 5,500 SF+/-
- 5 Bedrooms
- 5 Full Bathrooms
- 1 Gas Fireplace
- Heated 50' Saltwater Gunite Pool & Spa w/ Swim Shelf
- Mahogany Decking
- Stone Driveway
- Taxes: \$15,000

FIRST FLOOR

- Entry Parlor
- Cathedral Ceiling Great Room w/ Massive Window/Door Package
- Kitchen (See Details Below)
- Family Room with:
 - Fireplace
 - Coffered Ceiling
 - Large Screen TV
 - Access to Side Porch
- First Floor Guest Suite/Office
- Primary Suite with:
 - Large European Style Walk-In Closet
 - Spa Bath w/
 - Vanity w/ Marble Countertops & 2 Sinks
 - Large Shower Room
 - Soaking Tub
 - Toilet

KITCHEN DETAILS

- Eat-In Kitchen with:
 - Marble & Quartz Counter Tops
 - Center Island w/ Sink
 - Dining Area Opening to Side Patio
 - Additional Sink
 - Pot Filler
 - GE Refrigerator / Freezer
 - Wolf Six Burner Stove w/ 2 Ovens & Custom Hood
 - GE Dishwasher
 - Bar w/ Undercounter Marvel Wine Refrigerator
 - Extensive White Cabinetry

SECOND FLOOR

- 2 Additional Bedroom Suites with:
 - Full Baths
 - Closets

LOWER LEVEL

- Game/Billiard Room
- Bedroom Suite with:
 - Full Bath
 - Closet
- Living/Media Room
- Laundry Room with:
 - Washer/Dryer
 - Wine Cooler
 - Microwave
- Access to Back Yard
- 2 Car Garage

OUTDOOR AMENITIES

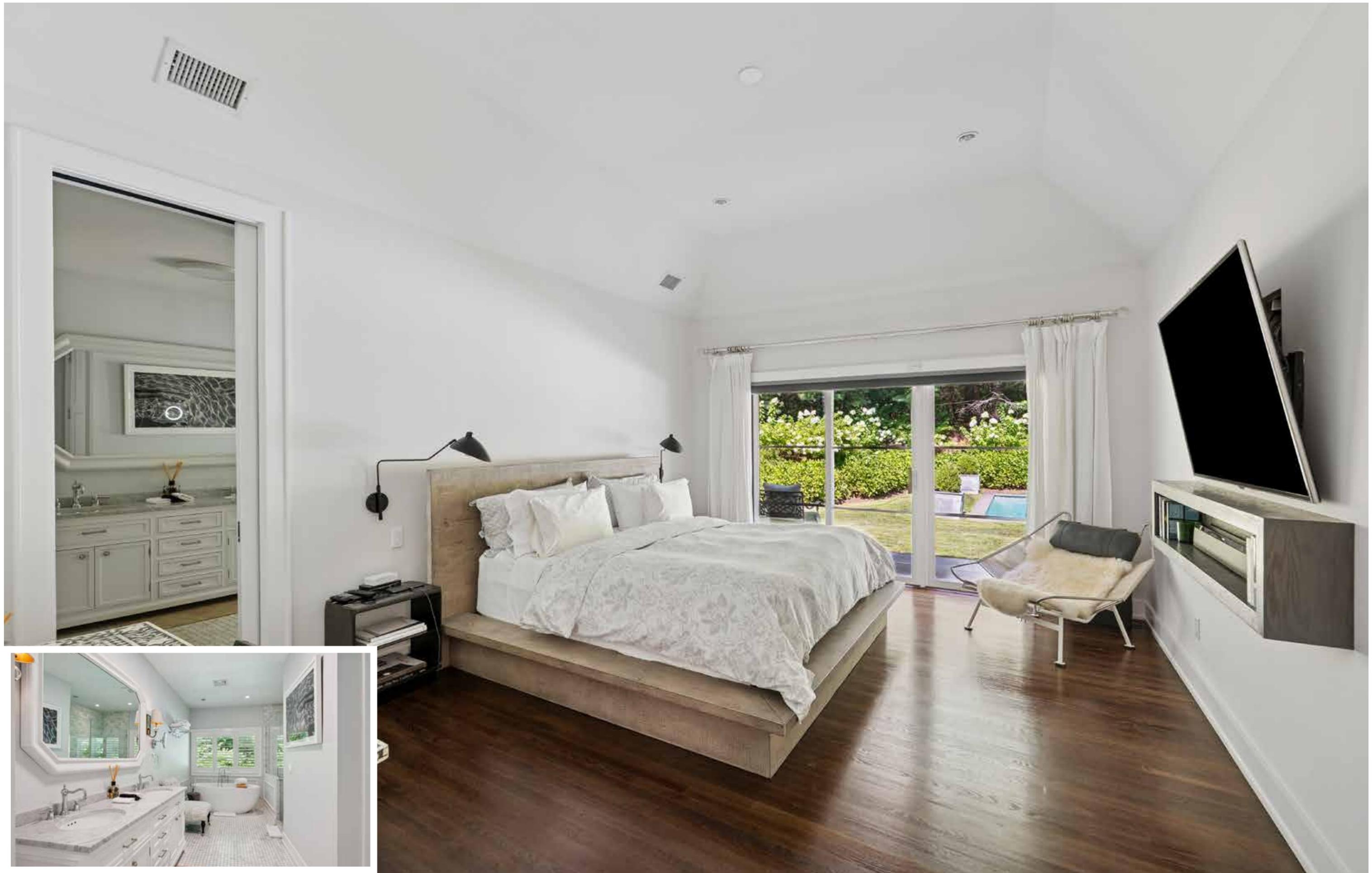
- Rear Deck off Great Room
- 20' x 50' Heated Gunite Pool w/
 - Raised Spa & Waterfall
 - Water fall
 - Submerged Sun-Shelf
- Separate Pool & Spa Heaters
- Expansive Side Mahogany Deck
- Extensive Landscaping
- Outdoor Lighting
- 10 Outdoor Sonos Speakers

MECHANICAL / TECHNICAL ASPECTS

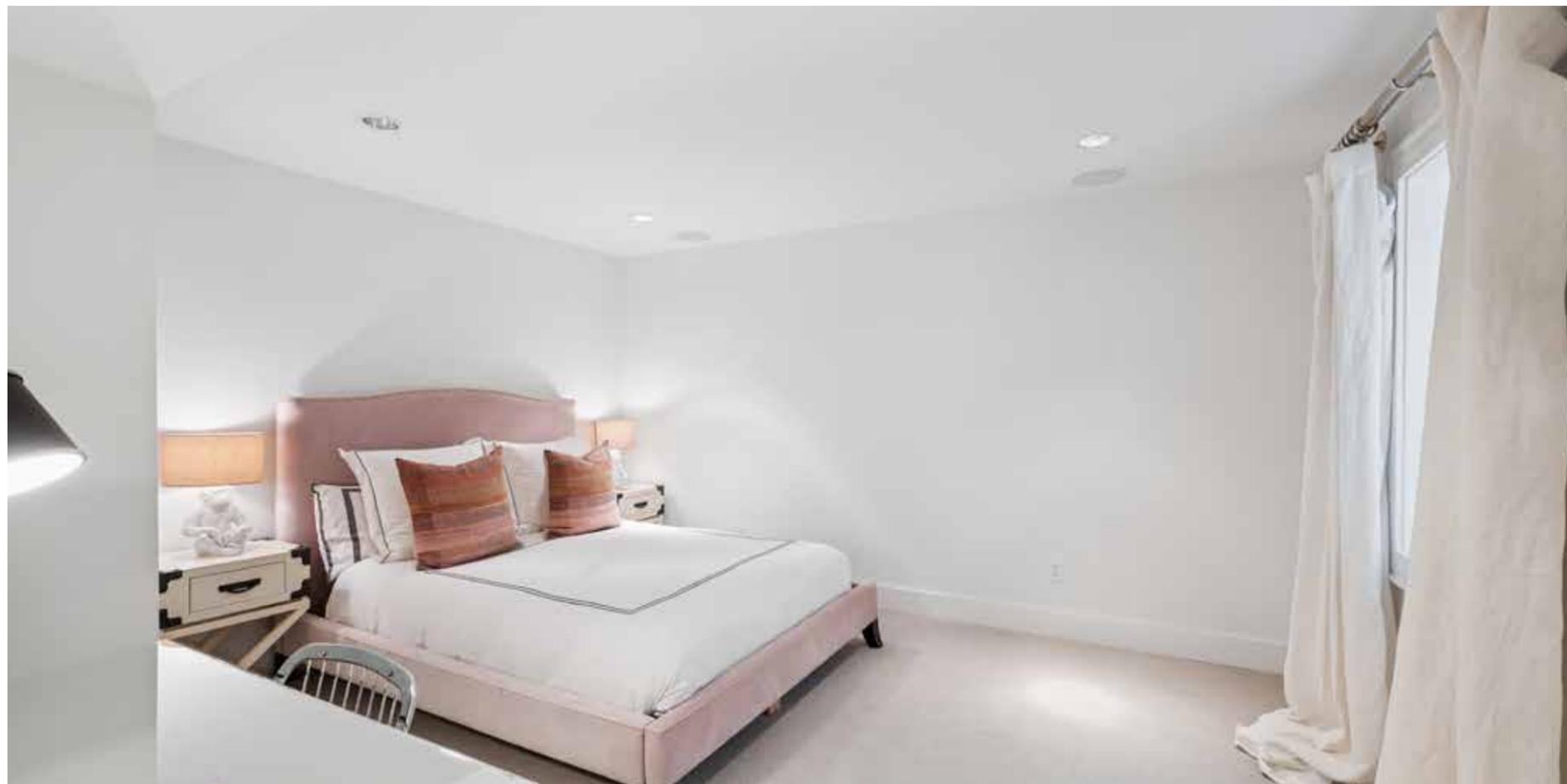
- 5 Zone Gas Forced Air Heat & Cooling
 - All Bedrooms w/ Individual Thermostats
 - Honeywell Internet Controlled
- 1000 Gallon Propane Tank for Heating, Cooking & Pool Heater
- 400 Amp Electrical Service
- 1 Gas Fireplace Convertible to Wood
- 50 Speaker Sonos Sound System In/Out
- Water Shut Off Valve

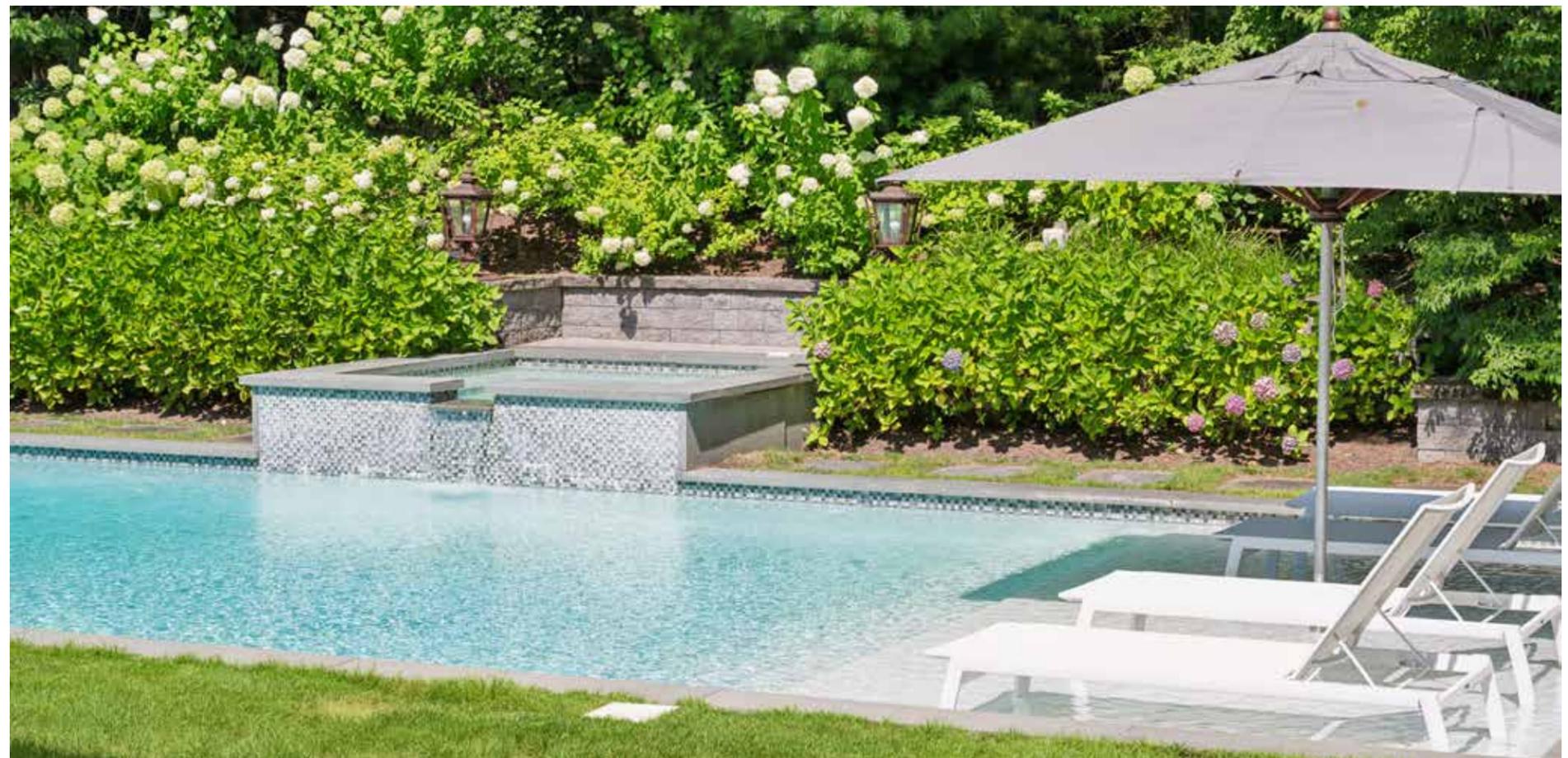


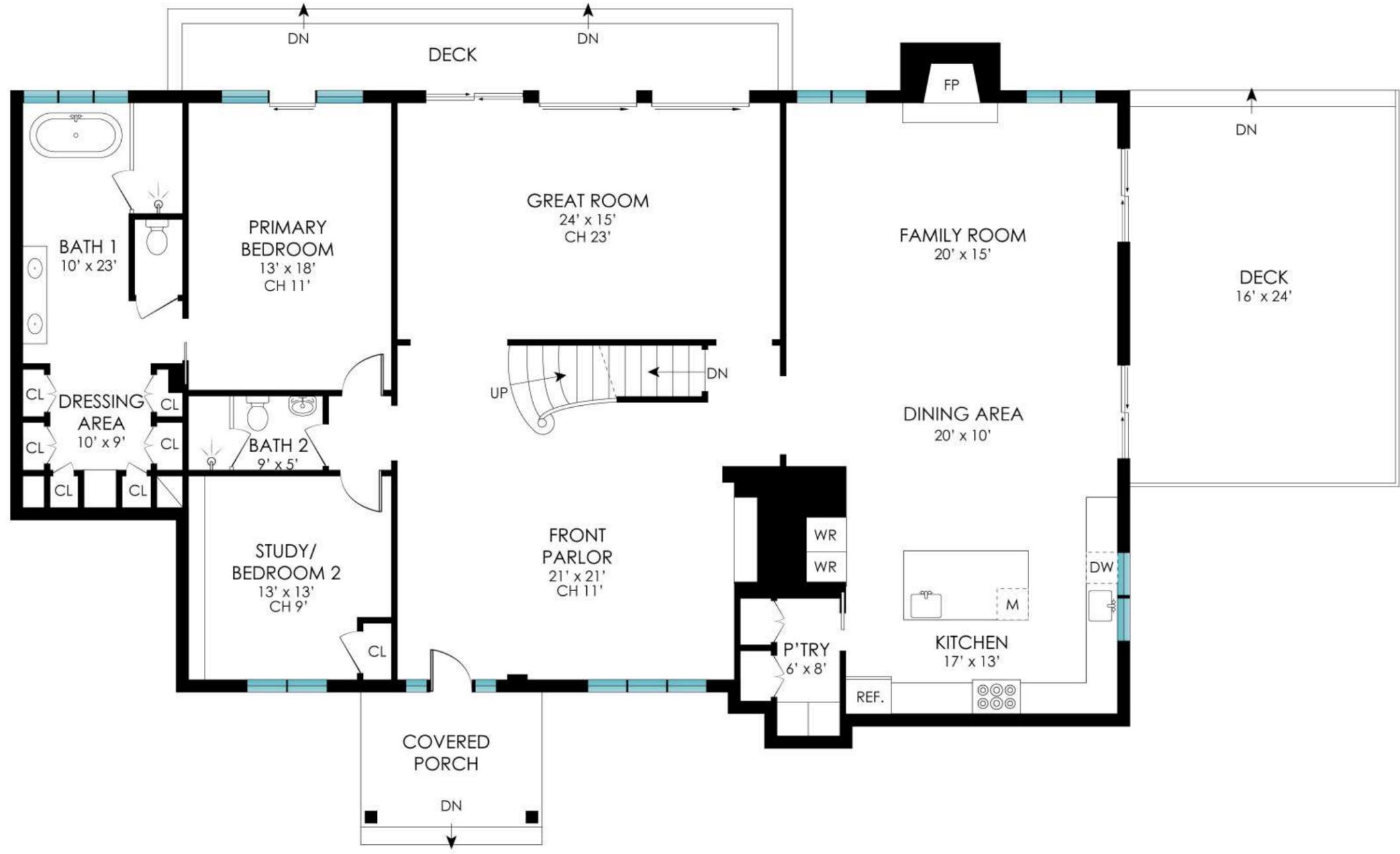










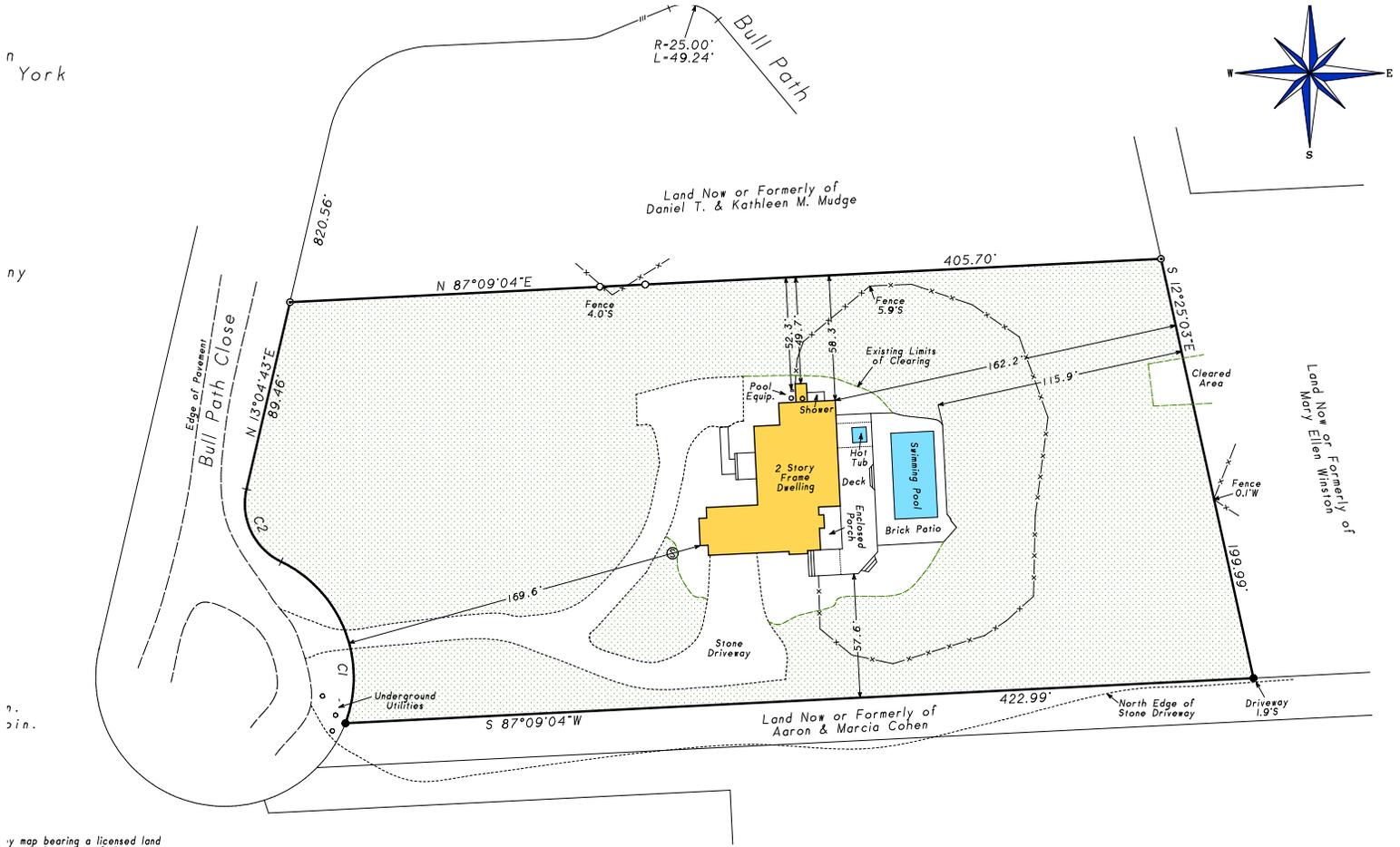


1ST FLOOR - 2820 SF





LOWER LEVEL - 1852 SF



ny map bearing a licensed land
 2. sub-division 2 of the N.Y.

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 shall be considered to be valid

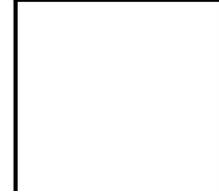
his survey was prepared in
 accordance for Land Surveys adopted by the
 Surveyors. Said certifications
 survey is prepared, and on his behalf
 and Lending institution listed hereon.
 n. Certifications are not trans-
 it owners.

if any, are not shown hereon.
 for easements of record, if any.

but not limited to Bluff Crest,
 h the appropriate regulatory agency.

| CLEARING CALCULATIONS | |
|---|----------------------------------|
| Area of lot - | 84,012 sq. ft. |
| Area allowed to clear - Lot area x 0.125 + 10,000 | 84,012 x 0.125 + 10,000 = 20,501 |
| Area of lot allowed to clear - | 20,501 sq. ft. |
| Cleared area as measured 4/19/2012 - | 17,747 sq. ft. |

Not a valid copy unless marked
 with original land surveyor's
 embossed seal & signature



May 1, 2012: Update (building removed)

Surveyed: April 19
 David L. Saskas
 N.Y.S. Lic. No. 045

Saskas Surveying Co.
 124 Cedar Street
 East Hampton, New York




\$4,495,000

9 Bull Path,
 East Hampton

1.93 acres / 5,500 SF+/-
 5 bedrooms / 5 full bathrooms

Tax Map: 0300-134.000-0003-029.003

For more pictures, video and info visit:

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