

SPEND 2 WEEKS IN SAGAPONACK SOUTH ESTATE WITH TENNIS

649 Hedges Lane, Sagaponack



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Water Mill. Moments from the iconic Sagg Main Beach, the beloved, newly revamped Sagg Store, Wolffer Estate vineyards, Bridgehampton's celebrated restaurants and boutiques, and all the cultural energy that defines the Hamptons as a world-class summer destination, this exceptional Sagaponack South estate offers an exceedingly rare July 2 week rental opportunity. Perfectly positioned on 1.5 beautifully landscaped acres along coveted Hedges Lane, the 9,000 SF+/- residence is the result of a masterful collaboration between Lifton Green Developers, James Michael Howard and Landscape Details, further refined in recent years by impeccably stylish owners. Beyond the gated approach, richly finished white oak floors introduce interiors that balance relaxed coastal sophistication with grand-scale entertaining. The sun-filled living room with fireplace becomes a dramatic gathering space from afternoon through evening, while the state-of-the-art kitchen, outfitted with professional-grade appliances, Silestone countertops, generous breakfast area and butler's pantry, effortlessly supports everything from casual poolside lunches to elegant summer dinners in the formal dining room. An adjoining intimate family room with fireplace, gracious guest primary suite, powder room and attached two-car garage complete the main level. Upstairs, the expansive primary wing feels more akin to a private resort suite, featuring a fireplace, spa-quality bath, balcony, sitting room with separate bathroom and separate dressing closets. Three additional ensuite guest bedrooms complete the second floor, each thoughtfully designed for comfort and privacy. The 3,200 SF+/- lower level delivers every luxury expected of a premier Hamptons retreat, including a gym, recreation lounge, staff suite, and a fully equipped tiered home theater with refreshment area. An elevator services all three levels. Outside, resort-caliber amenities unfold across lush grounds framed by mature landscaping and vibrant seasonal plantings. Covered and open-air stone terraces overlook the 55' heated Gunite pool and spa, cabana, bocce court and sunken tennis court, creating a setting equally suited for quiet mornings, long afternoons in the sun or unforgettable evenings under the stars. Fully furnished and comprehensively appointed, this extraordinary estate offers effortless access to the very best of Sagaponack, Bridgehampton, Sag Harbor and East Hampton while delivering the privacy, beauty and sophistication that have made the Hamptons one of the world's most coveted summer enclaves. Call today to spend a fortnight in this incredible offering. **WEB# 565824**



Properties Details / Amenities

BASIC HOUSE / PROPERTY INFORMATION

- Traditional
- 2 Stories
- South Of The Highway
- Less Than 1 Mile To The Ocean
- Built 2015
- 1.504 Acres
- Fully Furnished
- Cedar Board and Batten Exterior
- Copper Leader and Gutters
- 6" White Oak Rift and Quarter Flooring
- Kolbe Sterling Windows
- Hand Split Cedar Roof Shingles
- 6 Bedrooms
- 8 Full and 2 Half Bathrooms
- 2,996 SF+/- First Floor
- 3,274 SF+/- Second Floor
- 3274 SF+/- Fully Finished Lower Level
- 3 Fireplaces
- Oil Hot Air Heat
- Central Air Conditioning
- 10+/- Zone HVAC
- 600+/- Amp Electrical Service
- Cable and WiFi Ready
- Lutron Home Automation
- Alarm System
- Whole House Audio Package (Sonos)
- Central Vacuum
- 3 Stop Elevator
- Town Water
- 25+/- Zone Irrigation System
- 18'x50' Heated Gunitite Pool with
- Attached 7'x7' Spa
- 1,018 SF+/- Patio Spaces
- 229 SF+/- Pool House
- 540 SF+/- Radiant Heated 2-Car Garage
- Private Pea Gravel Driveway
- Sunken 120' X 60' North/South
- Har-Tru Tennis Court
- Construction by Lifton-Green
- Interiors by James Michael Howard
- Mature Landscaping by Landscape Detail

FIRST FLOOR

- Double Height Entry Foyer
- Living Room with Fireplace
- Guest Master Bedroom with
- Radiant Heated Flooring in Bathroom
- Gourmet Eat-In Kitchen with:
 - Custom Cabinets
 - Cesar Stone Counter tops
 - Dual Sinks
 - Sub Zero Refrigerator
 - Wolf Gas Range
 - Wolf Stacked Wall Ovens
 - Dual Miele Dishwashers
 - Wolf Microwave
 - Sub Zero Wine Cooler
 - RSA Lighting
- Formal Dining Room
- Family Room With Fireplace
- Mudroom Entry

SECOND FLOOR

- Grand Master Bedroom Suite with:
 - Fireplace
 - Private Terrace
 - Coffered Ceilings
 - Sitting Room
 - Walk-in Closets
- His/Hers Master Bathrooms with:
 - Radiant Heated Flooring
 - Soaking Tub
 - Steam Shower
 - Vanity
- 3 Additional Ensuite Guest Bedrooms
- Laundry Room

LOWER LEVEL

- Large Recreational Room with
- Concession Area
- Staff Suite
- Gym
- Mechanical Rooms
- Laundry Room
- Theater with Stadium Seating
- Wine Room
- Wet Bar
- Powder Room













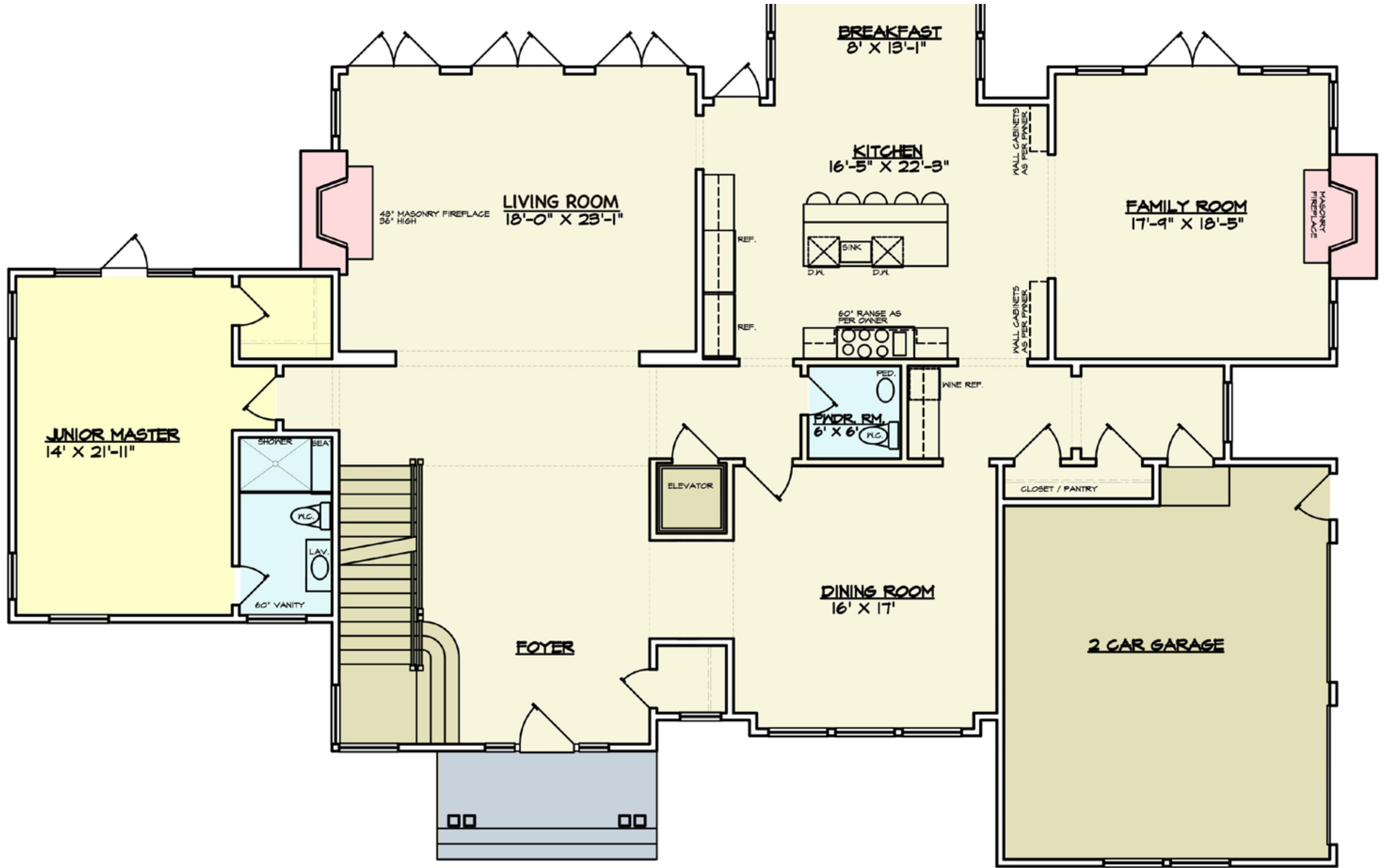








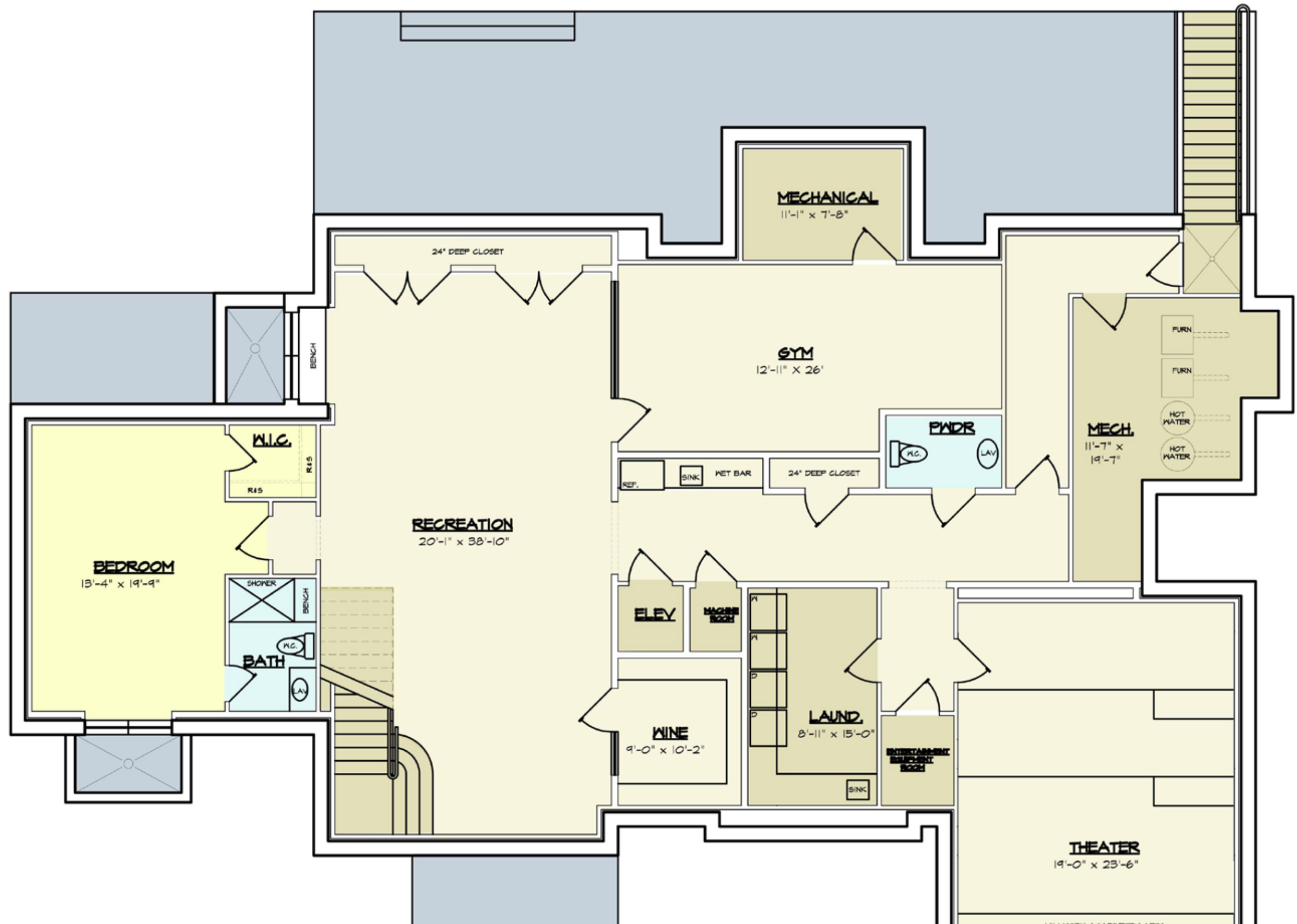




First Floor



Second Floor



Lower Level



649 Hedges Lane,
Sagaponack

1.50 acre / 9,000 SF+/-
6 bedrooms / 7 Full, 2 Half Bathrooms
Tax Map: 0908-007.00-02.00-031.000
For more pictures, video and info visit:
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