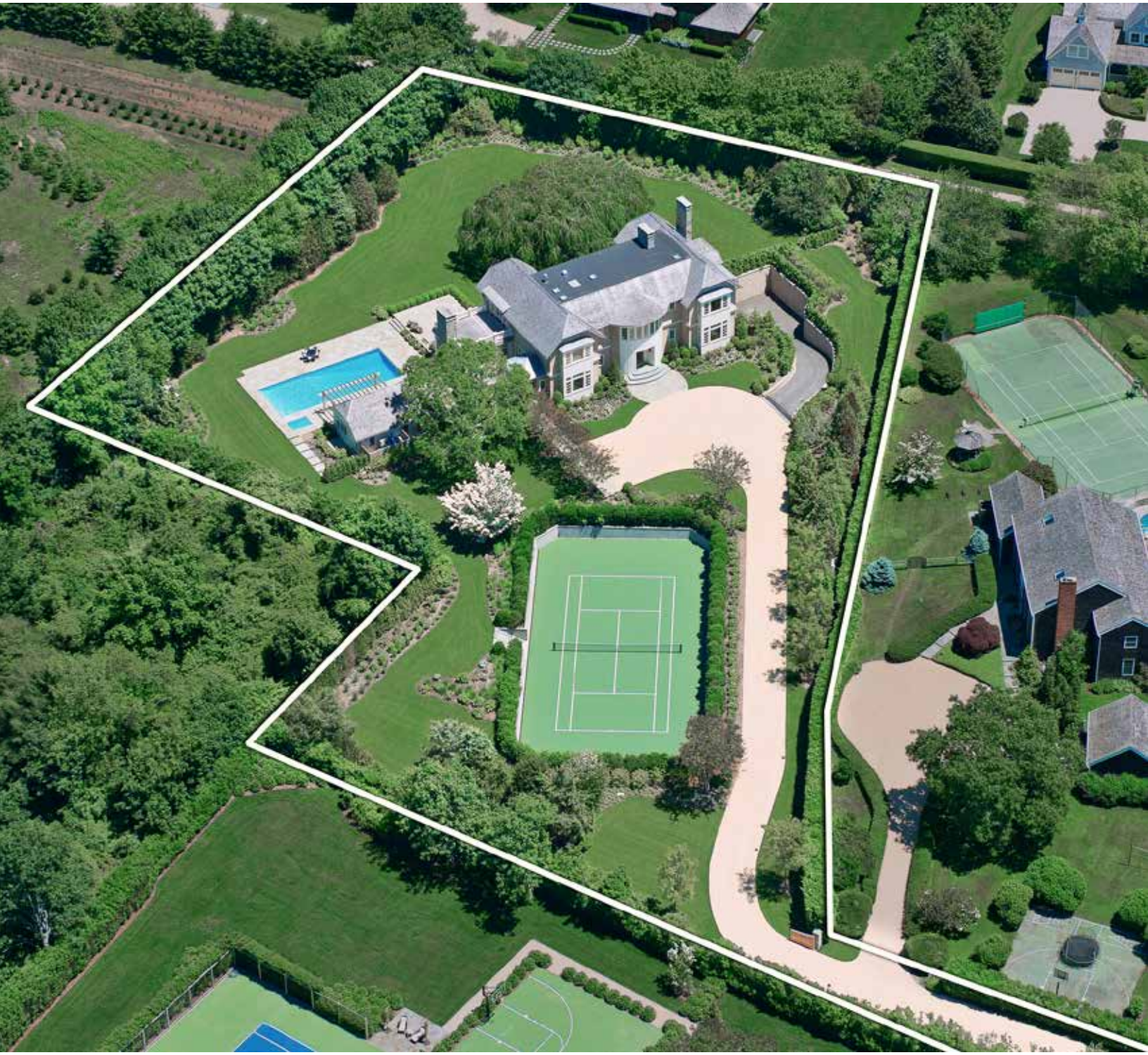
A PRIVATE WORLD ON 2+ ACRES IN SAGAPONACK SOUTH WITH TENNIS



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A PRIVATE WORLD ON 2+ ACRES IN SAGAPONACK SOUTH WITH TENNIS

Sagaponack. Some houses take you to the Hamptons. Others make it difficult to imagine being anywhere else. Beyond the gates of 68 Hedges Lane, amid the farm fields and ocean air of Sagaponack South, a beautifully composed estate unfolds across 2.2 landscaped acres. Architecture by Frank Greenwald, construction by Delamere Building Corp., interiors by Thomas Pheasant and gardens by Summerhill bring a distinguished creative pedigree to this over 9,000 square foot residence. With seven bedrooms, exceptional entertainment spaces and an outdoor world encompassing pool, spa, tennis and an unusually complete pool house, the property offers a compelling invitation to settle in and stay awhile. The location embodies the effortless freedom of beachside living. Walk to the ocean with a towel over your shoulder, bicycle along lanes bordered by farmland, or make the short ride to the newly revitalized Sagaponack General Store. A village landmark reborn, it has become Sagaponack's morning meeting place where both farmers and hedge fund managers meet for coffee, breakfast, conversation, and the familiar exchange of greetings that gives this rarefied community its distinctly neighborly character. Upon entering, a curved staircase, crowned by a hand waxed mahogany banister, introduces interiors where generous proportions meet thoughtful craftsmanship. Beyond the two-story foyer, expansive living and dining spaces draw the eye toward the gardens, where mature weeping willows lend a graceful backdrop to daily life. A substantial fireplace framed in Gascogne blue limestone anchors the living room, while French doors open to stone terraces, allowing gatherings to move naturally between house and garden. The kitchen is equally suited to a quiet breakfast or a house filled with weekend guests. Thick Imperial Danby marble countertops, extensive white cabinetry and a substantial island establish an elegant setting, complemented by double Sub-Zero refrigerator/freezers, a Wolf range with dual ovens, six burners, griddle and grill, Miele appliances and Rohl fixtures. Beverage and wine refrigeration, a breakfast area opening to the rear patio, and separate butler's and food pantries make entertaining feel effortless. Just beyond, a family room with a wood burning fireplace looks toward the pool, offering a comfortable place to gather after the beach. For quieter moments, the library pairs custom bookcases with coffered and wainscoted detailing, a wood burning fireplace and a fully equipped wet bar. Doors to the back porch invite an afternoon outdoors, while a generous first floor guest suite offers privacy and a bathroom with heated floors. Upstairs, the primary suite becomes a retreat within the retreat. A sitting room, gas fireplace and three walk-in closets accompany a beautifully appointed bath with radiant heat, steam shower and soaking tub. Expansive private terraces overlook the grounds, with an outdoor wood burning fireplace extending their appeal into cooler evenings. Three additional bedroom suites and a conveniently located laundry complete this level. The finished lower level adds another dimension to the home, with a living and media room, a temperature controlled 600 bottle wine room, two staff bedrooms, two full baths, staff sitting and office spaces, and a substantial laundry room. Direct access to the three-car garage, approached by a snowmelt ramp, brings everyday practicality to the estate's generous scale. Outside, the pleasures of a Sagaponack summer are beautifully assembled. A heated 20 by 50-foot saltwater Gunite pool and separate all season spa, each with an automatic cover, are surrounded by expansive bluestone terraces. A Deco-Turf tennis court invites morning matches, while covered porches, an outdoor kitchen and fireside gathering spaces offer destinations throughout the day. The pool house is a destination of its own, with a living room, television, full bathroom, kitchenette with dishwasher, ice machine and refrigeration and a convenient serving window facing the pool. A pergola sheltered dining area, enclosed outdoor shower, laundry and finished lower-level gym create a setting for long afternoons that turn into evenings without anyone feeling the need to leave. Geothermal climate control with propane backup, Sonos sound throughout, extensive irrigation and landscape lighting support the experience. Significant mechanical updates since 2023 add further substance to a residence designed for comfort in every season. Moments from the Atlantic, surrounded by Sagaponack's enduring agricultural beauty, 68 Hedges Lane offers the freedom to make each day entirely your own. Beach in the morning. Tennis before lunch. Dinner beneath the pergola. A final glass beside the fire. This is the Hamptons with every reason to come, and very few reasons to go.

SMARTMAT
Stretching Mats

PROPERTY DETAILS & AMENITIES

BASIC HOUSE / PROPERTY INFORMATION

- Built 2015
- Traditional
- Masonry Stucco & Wood Exterior
- Cedar Shingled Roof
- 2 Stories w/ Finished Lower Level
- 2.2 Acres
- 9,000 SF+/-
- 7 Bedrooms
- 8 Full, 2 Half Bathrooms
- 6 Fireplaces
- Pre-Planned for Elevator
- Heated Saltwater 20' X 50' Gunite Pool & Hot Tub
- Pool House
- 3 Car Garage
- Stone Driveway w/ Partial Snow Melt
- Gated Entry
- Taxes: $27,000

FIRST FLOOR

- 2 Story Entry Foyer with:
  - o Coat Closet
  - o Powder Room
- Living Room with:
  - o Wood Burning Fireplace
  - o Coffered Ceilings
  - o Access to Covered Patio
- Dining Room
- Kitchen (See Details Below)
- Family Room Adjacent to Kitchen w/ Fireplace
- Office/Library with:
  - o Wood Burning Fireplace
  - o Coffered & Wainscoted Ceilings
  - o Wainscoted Walls
  - o Bar w/:
    - □ Sink
    - □ Ice Machine
    - □ Undercounter Refrigerator
    - □ Cabinetry
  - o Access to Back Porch
- Guest Suite with:
  - o Large Sleeping Chamber
  - o Closet
  - o Full Bath w/
    - □ Dual Sinks
    - □ Shower
    - □ Toilet
    - □ Heated Floors
- Mud Room with:
  - o Coat Closet
  - o Powder Room

KITCHEN DETAILS

- Eat-In Kitchen with:
  - o 2 " Thick Imperila Danby Marble Counter Tops
  - o Large Center Island w/
    - □ Sink w/ Rohl Faucets
    - □ Seating for 4?
    - □ Glassos Nano White Countertop
  - o Breakfast Area Opening to Rear Patio
  - o 2 Additional Counter Sinks w/ Rohl Faucets
  - o Double Sub-Zero Refrigerator / Freezers
  - o Wolf Stove w/
    - □ Dual Ovens
    - □ 6 Burners
    - □ Griddle
    - □ Grill
    - □ Pot Filler
  - o 2 Miele Dishwashers
  - o Miele Wall Mounted Warming Drawer
  - o Wolf Wall Mounted Microwave
  - o Miele Wall Mounted Convection Oven
  - o 2 Undercounter Beverage Coolers
  - o Undercounter Wine Refrigerator
  - o Ice Machine in Addition to 1 in Each Refrigerator
  - o Extensive White Cabinetry
  - o Butler's Pantry

SECOND FLOOR

- Primary Bedroom Suite with:
  - o Entry Vestibule
  - o 3 Walk-In Closets
  - o Gas Fireplace
  - o Large Side Terrace w/ Wood Burning Fireplace
  - o Extensive Rear Terrace
  - o Sitting Room
  - o Primary Bathroom with:
    - □ Radiantly Heated Floors
    - □ Steam Shower
    - □ Soaking Tub
    - □ Water Closet w/ Bidet
    - □ Dual Sinks
- 3 Additional Bedroom Suites with:
  - o Full Baths
  - o Closets
  - o Full Bathrooms w/ Heated Floors
- Washer/Dryer

LOWER LEVEL

- 600 Bottle Temperature Controlled Wine Room
- 2 Staff Bedrooms
- 2 Full Baths
- Staff Sitting Room
- Staff Office
- Living/Media Room
- Laundry Room w/
  - o Dual Washer/Dryers
  - o Large Linen Closet
- Powder Room
- Mechanical/Storage/Work Space
- Access to 3 Car Garage w/ Snowmelt Ramp

OUTDOOR AMENITIES

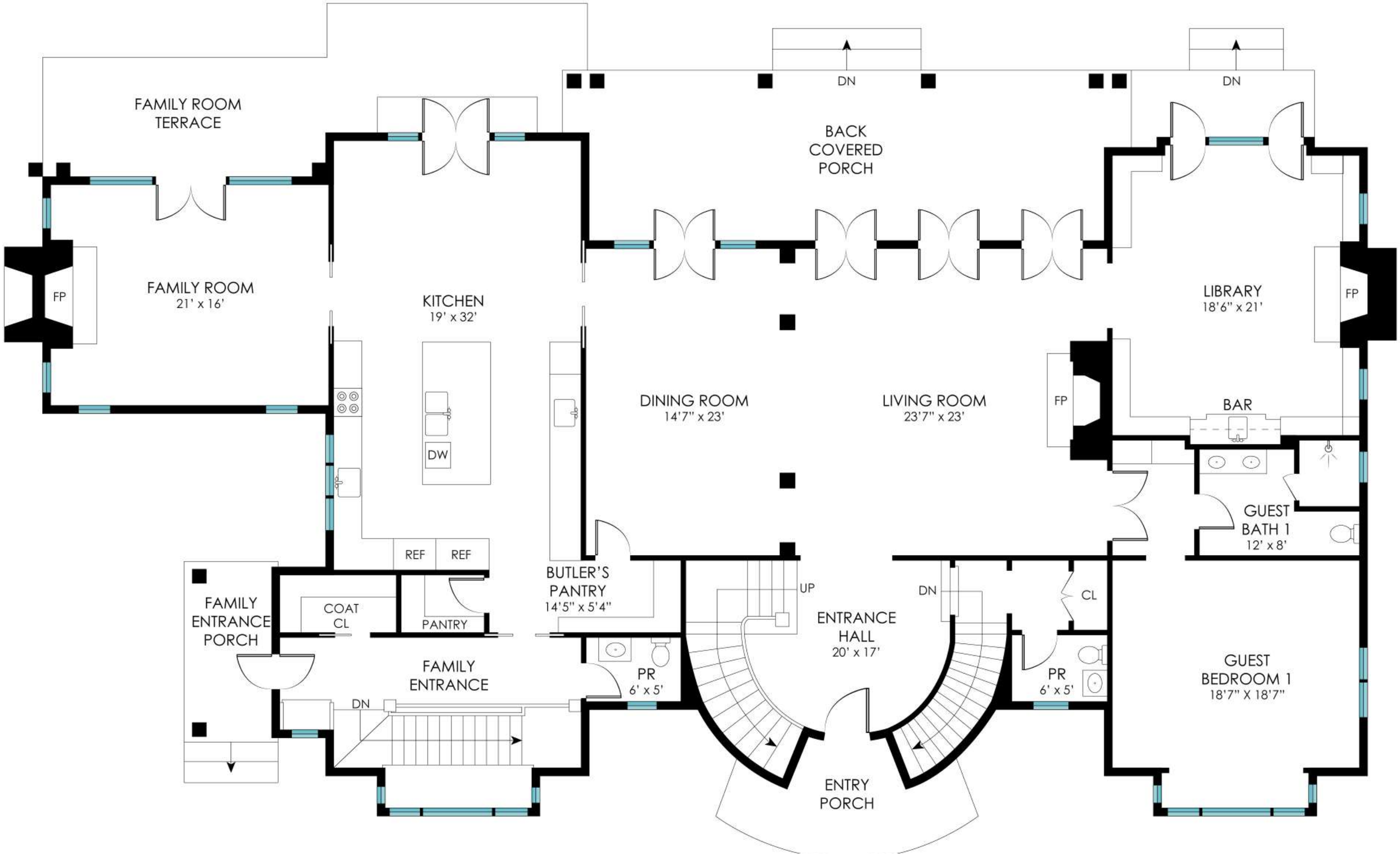
- Covered & Open Stone Patios
- 60' X120" Deco-Turf Tennis Court
- 20' x 50' Heated Saltwater Gunite Pool w/
  - o All Seasons Separate Spa
  - o Automatic Covers on Each
  - o Extensive Blue Stone Surround
- 3 Zones Sonos
- Outdoor Kitchen with:
  - o Grill
  - o Storage Drawers
- Outdoor Wood Fireplace
- Cabana with:
  - o Full Bathroom
  - o Living Room
  - o TV
  - o Kitchenette w/:
    - □ Refrigerator
    - □ Sink
    - □ Dishwasher
    - □ Ice Machine
  - o Pass Through Window to Pool W/ Automatic Storm Cover
  - o Washer/Dryer
  - o Finished Lower-Level w/ Gym
  - o Pergola Covered Eating Area
  - o Outdoor Fireplace
  - o Enclosed Outdoor Shower
- Extensive Landscaping by Summerhill
- 30 Zone Irrigation System
- Stone Driveway w/Partial Snowmelt & Lighting
- Outdoor Lighting Front & Back

MECHANICAL / TECHNICAL ASPECTS

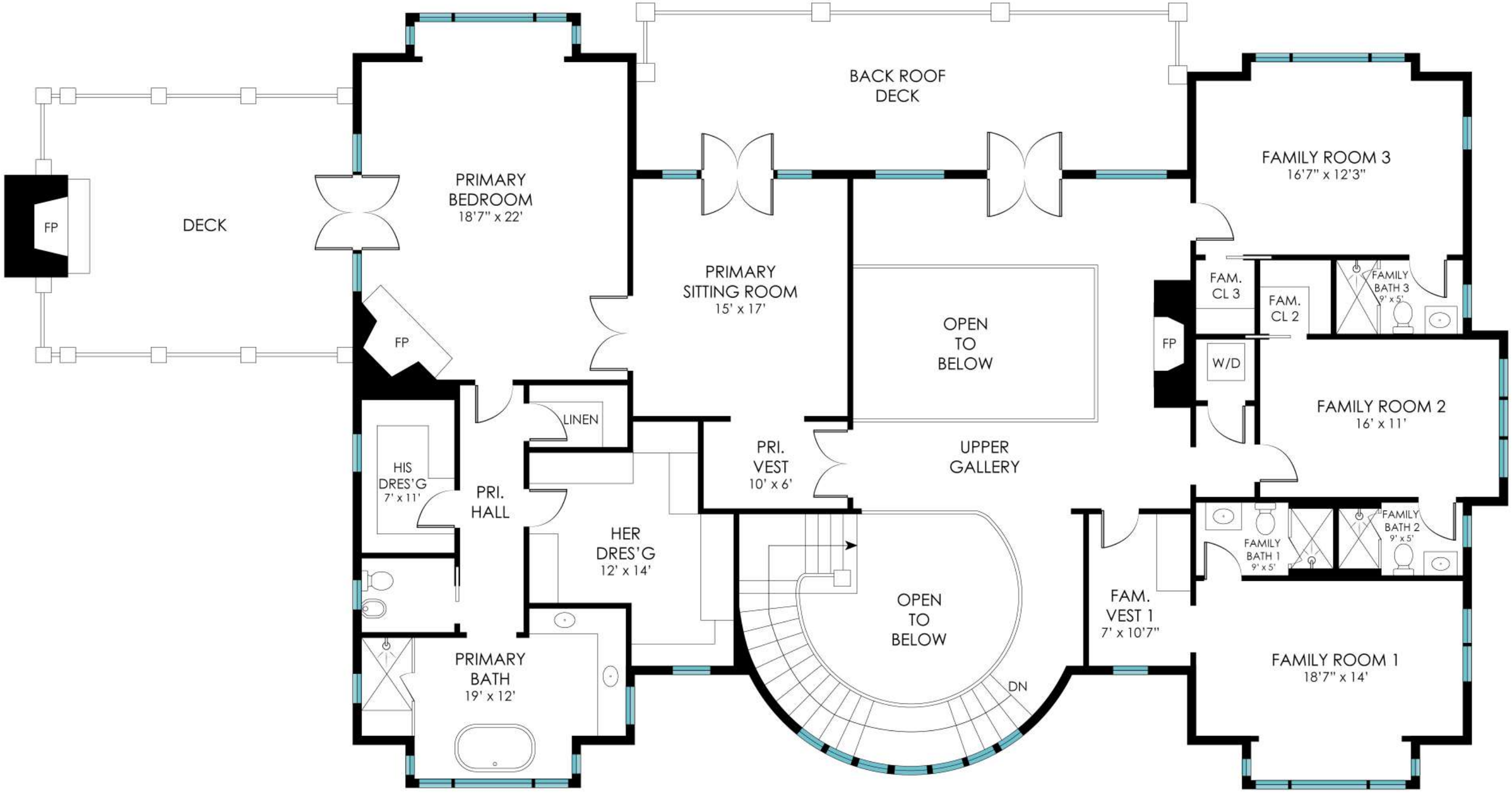
- 6 Zone Geo-Thermal HVAC w/ Propane Gas Back Up
- 1000 Gallon Propane Tank for Cooking & Pool Heater
- Well Water
- Two 230 Gallon Water Heaters
- Instant Hot Water Installed
- 700 Amp Electrical Service
- Mechanical Room w/ Storage
- Sonos Sound System Throughout
- New Since 2023
  - o Outdoor Well Pump
  - o Both Water Heaters
  - o Water Tank For HVAC
  - o All HVAC Piping in Mechanical Room
  - o Wine Room Cooling System
  - o Attic Air Handers
- o Pool & Spa Heaters
- o Kitchen Dishwasher

CREATIVE

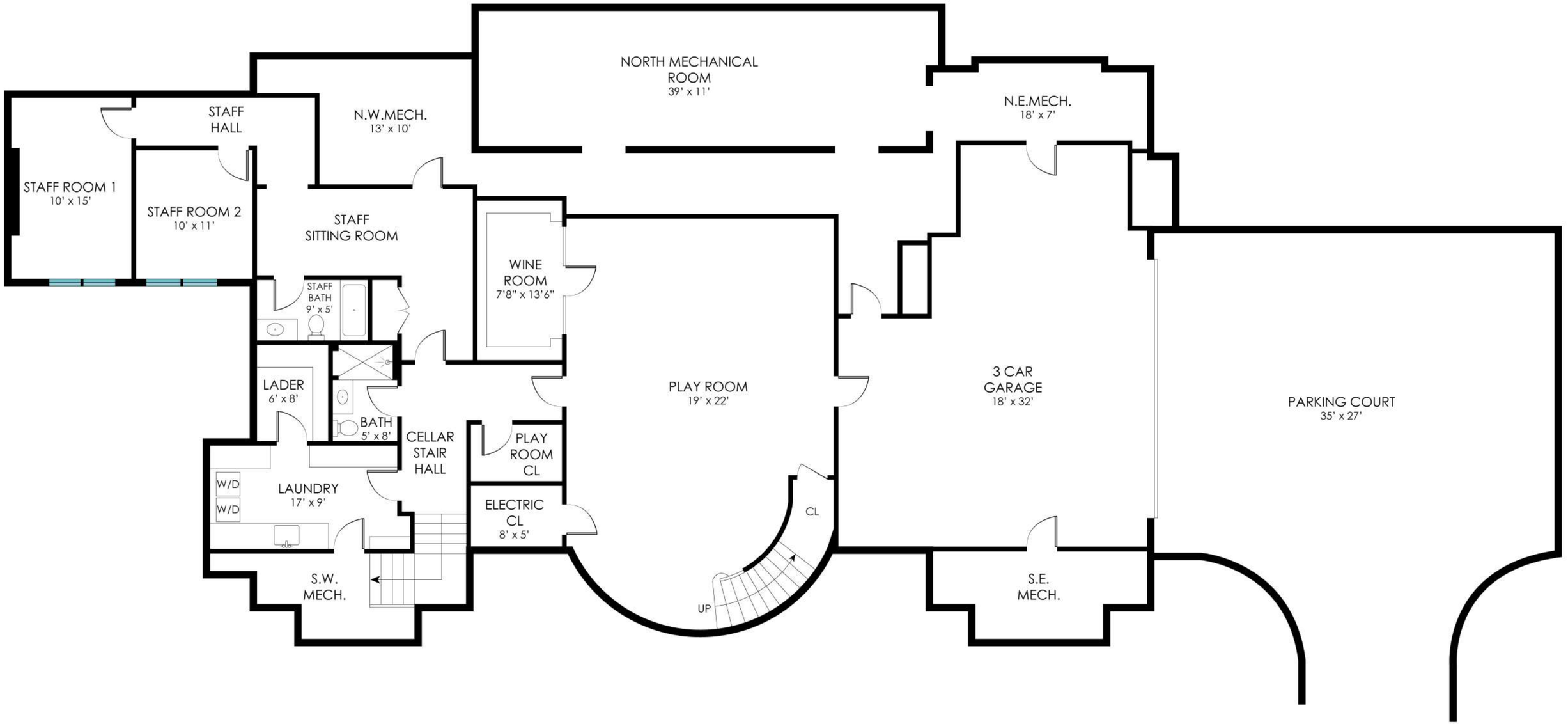
- Built by Delamere Building Corp
- Architecture by Frank Greenwald
- Interiors Thomas Pheasant
- Landscaping by Summerhill



GROUND FLOOR



SECOND FLOOR


NORTH MECHANICAL ROOM
39' x 11'
N.E.MECH.
18' x 7'
STAFF HALL
N.W.MECH.
13' x 10'
STAFF ROOM 1
10' x 15'
STAFF ROOM 2
10' x 11'
STAFF SITTING ROOM
WINE ROOM
7'8" x 13'6"
STAFF BATH
9' x 5'
LADER
6' x 8'
BATH
5' x 8'
CELLAR STAIR HALL
PLAY ROOM CL
PLAY ROOM
19' x 22'
3 CAR GARAGE
18' x 32'
PARKING COURT
35' x 27'
W/D
W/D
LAUNDRY
17' x 9'
ELECTRIC CL
8' x 5'
CL
S.W. MECH.
UP
S.E. MECH.

CELLAR

SURVEY OF PROPERTY

LOT 3
Map Of
HEDGEFARM AT SAGAPONACK
Filed March 31, 1981 as map no. 6968
Situate
INCORPORATED VILLAGE OF SAGAPONACK
Town Of Southampton
Suffolk County, New York

SCALE: 1" = 40'

OVERALL LOT AREA: 94,165 sq.ft.
or 2.1617 acres

LOT AREA EXCL. COMMON DRIVEWAY : 85,644 sq.ft.
or 1.9661 acres

SAGAPONACK ZONING DISTRICT: "R-120"
FILED MAP ZONING: "R-60"

Certified only to:

Chandler Hedges LLC

SCTM No. 908-006-1-23
SCDHS Ref. #R09-13-0073

719p128C

Land Now or Formerly of
Albright Family Trust II,
Albright Family Trust III &
Barbara Brown Albright Living Trust
Vacant

Land Now or Formerly of
Karina Butler
Well & Cesspools Over 100'

Land Now or Formerly of
Andrew & Ellen Rosengard
Well & Cesspools Over 100'

House (R09-11-00671
Well Over 100'

Land Now or Formerly of
116 Hedges Lane Realty LLC

House
Well & Cesspools Over 100

Lot 2

N 80°16'20"E 249.23'
S 15°22'20"E 176.29'
N 07°56'40"W 149.51'
N 80°45'50"E 100.58'
N 03°19'27"W 216.20'
S 53°38'25"W 420.46'

Fence 2.9'N
Fence 0.7'S
Fence 4.3'N
Fence 1.2'S 0.2'W
Fence 1.5'N
Fence 0.3'S 0.4'W
Fence 0.8'W
Fence 24.0'S

Row of Cedars
Hedge
Slate Patio
Swimming Pool
Arbor
Water Line +/-
Barbecue
Pool House
Window Well
C/E
Conc.
Pool Equip. Shower
Gate
1 Story w/ 2nd Story Deck
2nd Sty O/H
Window Well
Porch
2 Story Frame Dwelling
2nd Sty O/H
Well
Cesspool
ACCESSORY STRUCTURE ENVELOPE
PRINCIPAL STRUCTURE ENVELOPE
Slate Walk
Slate
Paved Driveway
Stone Driveway
Conc. Wall
Sunken Tennis Court
Electric Fence Meter
Transformer
Stone Driveway 9.4'N
Cesspool
Gate
Column

ST
1
2
3

TIES TO SEPTIC SYSTEM

	A	B
ST	40.5'	27.5'
1	49'	54'
2	47.5'	40'
3	64'	46'

TOTAL LOT COVERAGE CALCULATION

Existing Total Lot Coverage: 27,634 sq.ft. (32.27%)
Permitted Total Lot Coverage: 29,975 sq.ft. (35%)
•Total Lot Coverage Includes Driveways

REAR YARD COVERAGE CALCULATION

Area of Rear Yard: 19,916 sq.ft.
Existing Rear Yard Coverage: 3,683 sq.ft. (18.49%)
Permitted Rear Yard Coverage: 3,983 sq.ft. (20%)

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$28.95M

68 Hedges Lane,
Sagaponack

2.2 acres / 9,000 SF+/-

7 bedrooms / 8 bathrooms / 2 half bathrooms

Tax Map: 0908-006.00-01.00-023.000

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