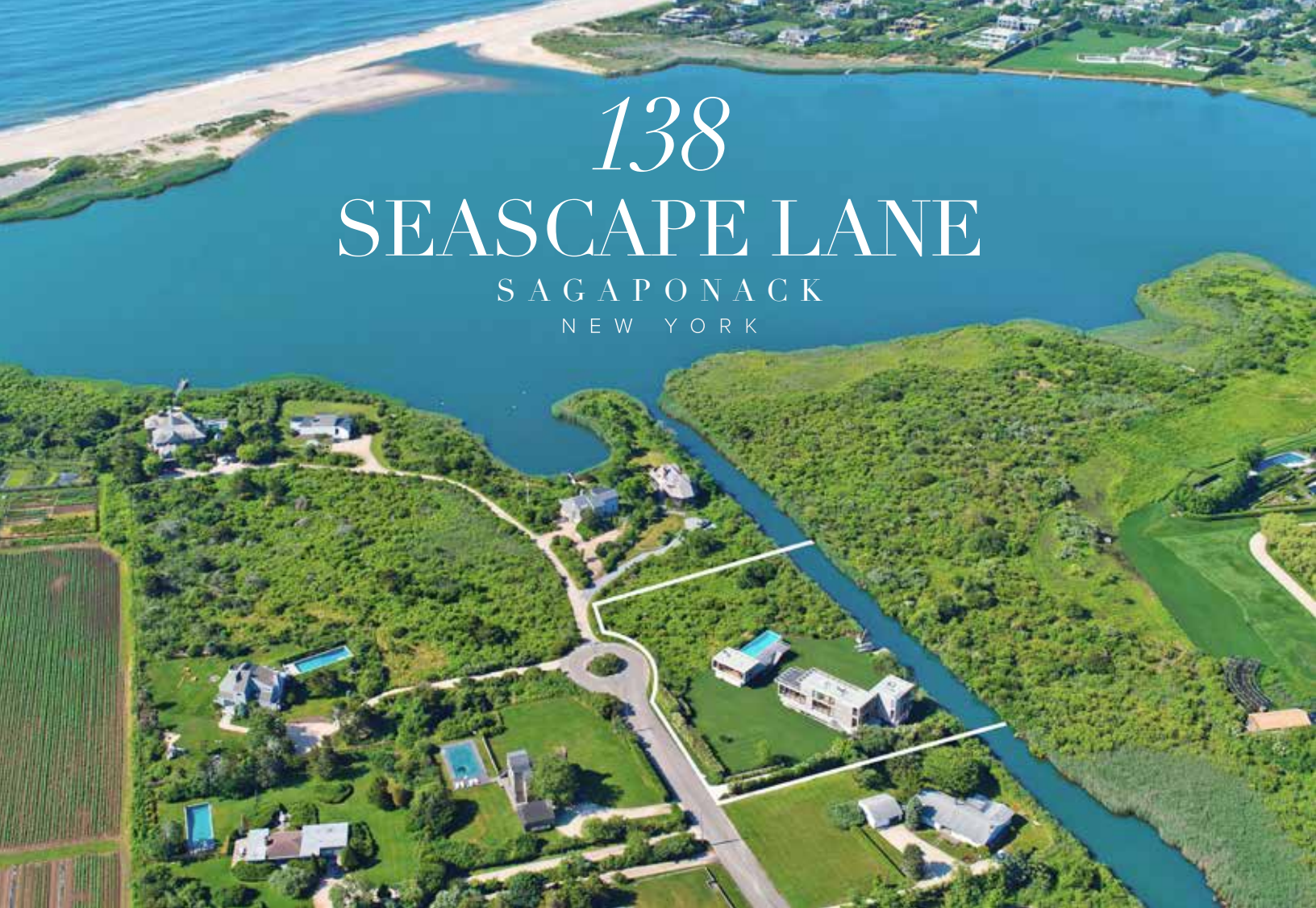


# 138 SEASCAPE LANE

SAGAPONACK  
NEW YORK



*Sited on nearly two waterfront acres with western facing views over Sagaponack's famed protected land.*



*BESPOKE*  
REAL ESTATE



SITED ON NEARLY TWO  
WATERFRONT ACRES WITH WESTERN  
FACING VIEWS OVER SAGAPONACK'S  
FAMED PROTECTED LAND





# 138 SEASCAPE LANE

SAGAPONACK, NEW YORK

Down a crushed seashell driveway sits the crown jewel of one of the most private waterfront streets in Sagaponack South. Nearly a half a decade in the making, this one of a kind Stelle Lomont Rouhani Architects modern designed home perfectly captures ocean, Sagg Pond, and western facing views over Sagaponack’s famed protected land. Sited on nearly two waterfront acres, the home is comprised of two structures including a main dwelling with 6 bedrooms and 5 full and 1 half baths, as well as a full detached pool house with full kitchen, bonus room, full bathroom, shower with ocean views, as well as a custom designed raised, waterside infinity-edge swimming pool. Deep thought ensured that there are serene moments throughout the property’s experience; every space is designed to maximize the water and reserve views from both the interior as well as the elevated 3,100 SF+/- of decking and exterior entertaining spaces.

FOLLOW THIS PROPERTY ON INSTAGRAM  
[#138SEASCAPELANESAGAPONACK](#)



ONE-OF-A-KIND  
STELLE LOMONT ROUHANI ARCHITECTS'  
MODERN DESIGNED HOME





# FEATURES & AMENITIES

138 Seascape Lane, Sagaponack, NY

**\$19,995,000** EXCLUSIVE WEB ID: 21205

## Overview

- Waterfront on Sagg Pond
- Ocean Views
- Dock
- Built 2014
- Designed By:  
  
**Stelle Lomont Rouhani Architects**  
3 Years of Permitting and Planning
- 1.93 Acres
- 4,700 SF+/- Interior Space
- 3,100 SF+/- Exterior Space
- 800 SF+/- of Additional Space  
To Be Customized and Built Out
- 6 Bedrooms
- 5 Full and 1 Half Baths
- Loeb's + Gordon Zero Edge Pool  
  
Custom Pool
- Pool House with Full Kitchen + Bath
- 2 Car Garage
- Ample Lawn-space

## Interior & Exterior Features

- Highest Quality Teak Decks and Siding
- Custom Crushed Sea Shell Driveway
- 2 Outdoor Showers
- 2 Fireplaces - Dining Room and Den
- Cove Lighting in Main Living Spaces
- 7.25" German Oak Flooring
- Radiant Heat Flooring Throughout
- **Gira Home Automation System**  
Controls Lighting, Shades, Alarm, Temperature  
From Ipad or Remotely From Iphone.
- **Berker Intelligent Light Switches**  
Able to be Customized and Reconfigured
- Bang Olufsen Sound System
- Boffi Outfitted Bathrooms
- Reilly High Impact Rated Windows and Doors
- Bulthaup, Miele and Gaggenau Kitchen Appliances
- Interior Sprinkler System
- Surf Storage on Ground Level  
This Space Can Easily Be Converted Into a Sauna























## MODERN FEATURES

No expense was spared on the quality of the material used to create the home, from radiant heat throughout the home, the highest quality teak available, to the Reilly high-impact rated window and door package. Inside, the stage is set for modern living with a bespoke Gaggenau kitchen equipped with high-end appliances such as Bulthap, Miele. The home includes the latest technology from the Gira home-automation system, full house Bang Olufsen sound system, and Berker Intelligent switch systems. Two outdoor showers and two indoor fireplaces add to the allure of this serene setting.







## SERENE MOMENTS

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Deep thought ensured that there are serene moments throughout the property's experience; every space is designed to maximize the water and reserve views from both the interior as well as the elevated 3,100 SF+/- of decking and exterior entertaining spaces.



THIS SECLUDED PROPERTY AFFORDS  
WATER ACCESS TO SAGG POND









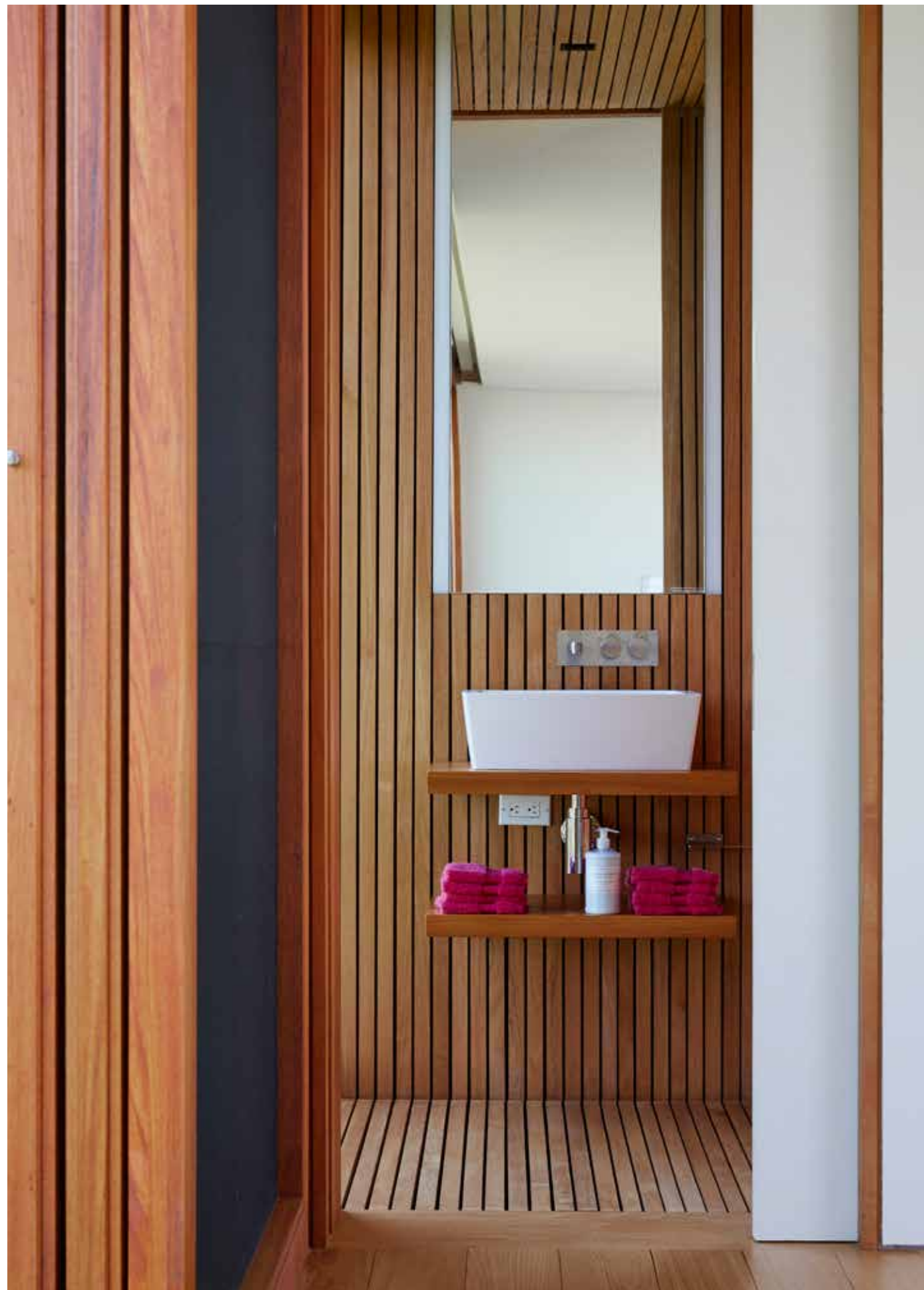
## POOL HOUSE

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Pool house includes a full kitchen, bonus room, bathroom, shower with ocean views, as well as a custom designed raised, waterside infinity-edge swimming pool.









# ZERO-EDGE POOL

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Custom designed Loeb's + Gordon zero-edge swimming pool with views of the ocean and Sagg Pond.









MODERN WATERFRONT LIVING WITH  
POND AND OCEAN VIEWS















## GUEST WING

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An intelligently designed separate guest wing with a private entrance and two en-suite bedrooms help to add privacy while not sacrificing the easy flow of the home.











# MASTER SUITE

The master wing affords a very rare combination of the best trio of views found in the Hamptons; the ocean, Sagg Pond, and direct sunsets over farm land. The suite includes an office/sitting space, sleeping quarters with overhead sun window with retractable shade and an Aman inspired master bath with rain shower and Boffi tub. A rare combination of all that is desired in a perfect Hamptons waterfront estate.













MODERN TOUCHES AND CUSTOM  
LIGHTING ACCENTUATE EVERY ASPECT  
OF THIS CUSTOM DESIGNED HOME

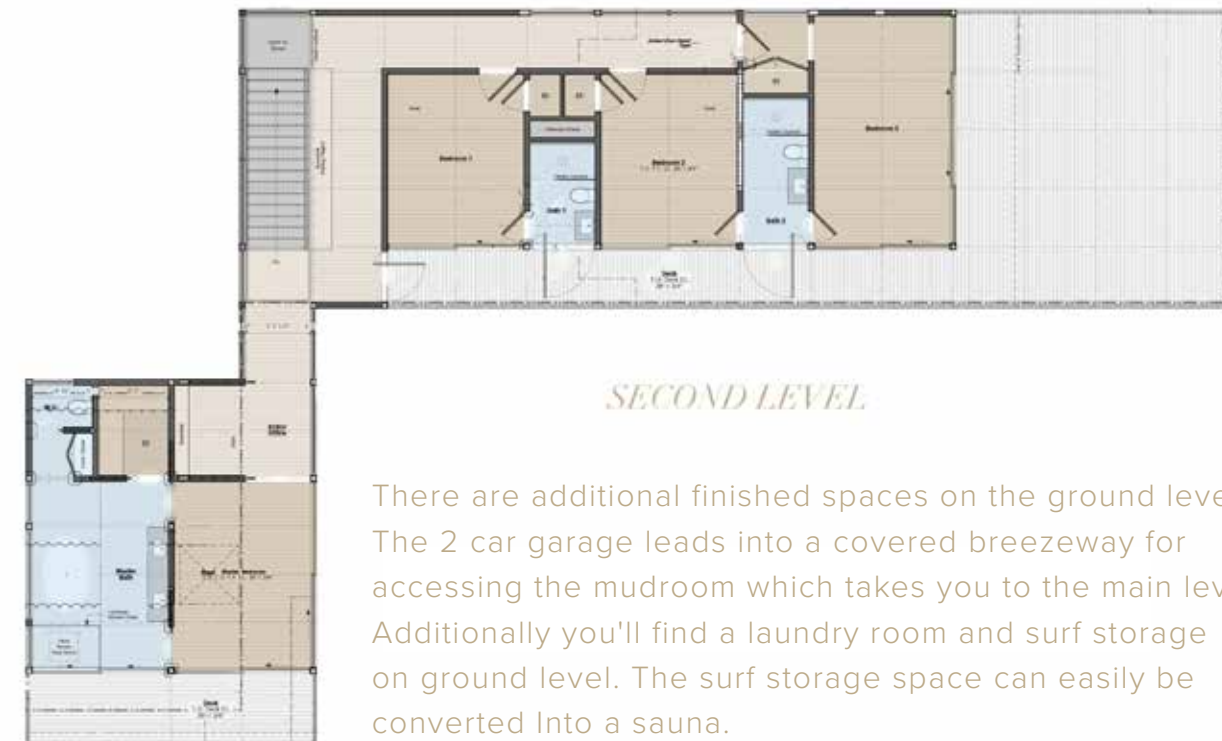




## MAIN LEVEL FLOOR PLAN



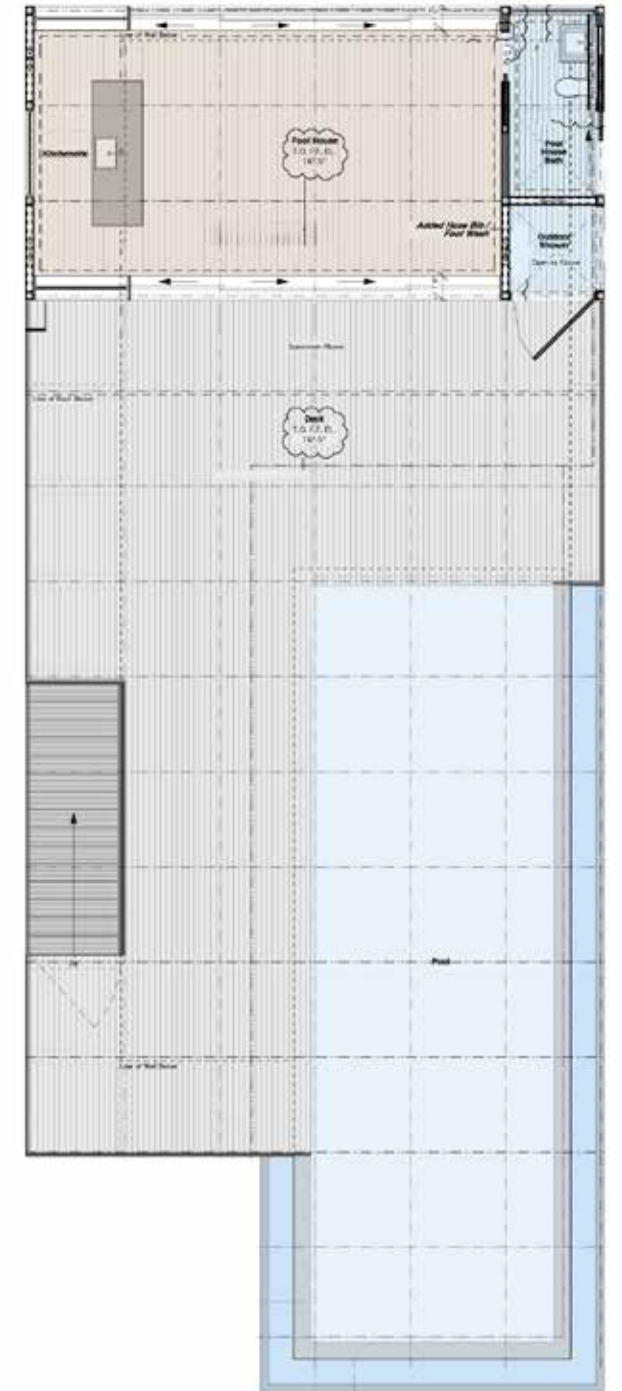
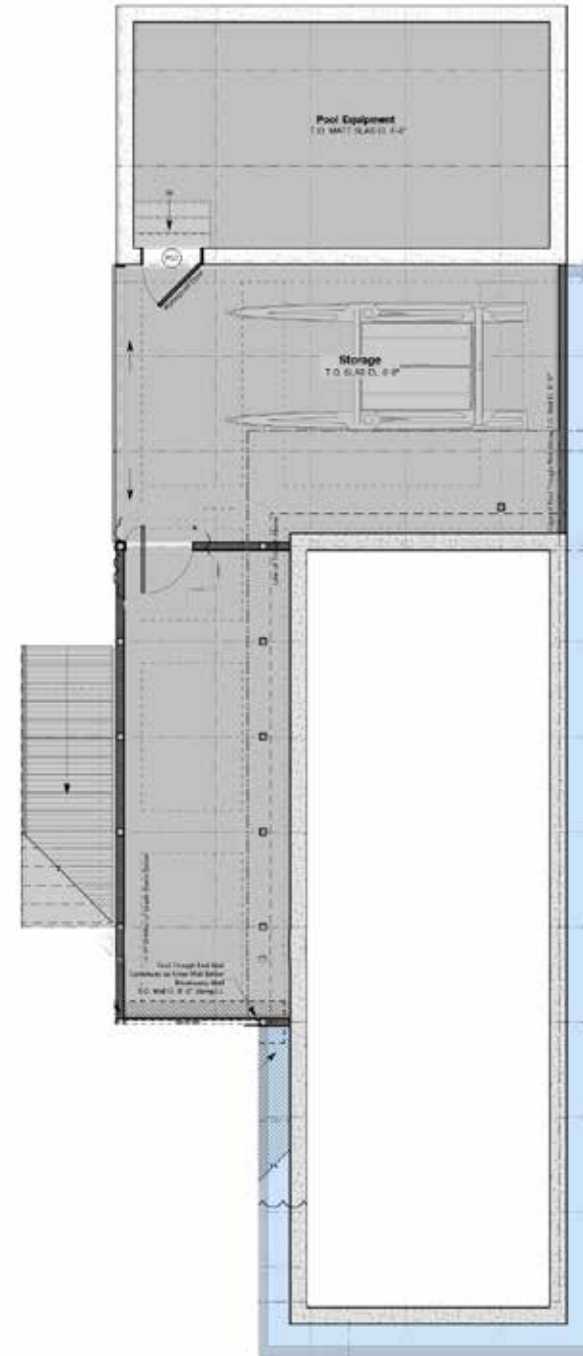
## SECOND LEVEL FLOOR PLAN



### SECOND LEVEL

There are additional finished spaces on the ground level. The 2 car garage leads into a covered breezeway for accessing the mudroom which takes you to the main level. Additionally you'll find a laundry room and surf storage on ground level. The surf storage space can easily be converted into a sauna.

## POOL HOUSE FLOOR PLANS



800SF+/- on the ground level currently being utilized as storage space can be converted to usable living space.













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