

GREENTOP FARM

SOUTHAMPTON
NEW YORK



The property's zoning allows a substantial fourth house plus garage, pool and pool house, while still leaving room for multiple golf holes and additional structures.



BESPOKE
REAL ESTATE

7+ ACRE COMPOUND IN SOUTHAMPTON







GREEN TOP FARM

SOUTHAMPTON, NEW YORK

A one-of-a-kind 7+ acre compound has now become available in Southampton. Surrounded by three world class golf courses – Shinnecock Hills, National Golf Links of America, and Sebonack Golf Club – this stunning property is not only at the center of Hamptons golf country, it is just minutes to Southampton Village and beaches via back roads. As the compound is currently configured, beyond the gated entry unfolds an expansive property with three houses all renovated in 2016, a classic Gunitite saltwater pool, a newly resurfaced tennis court, a large soccer field, and beautifully manicured grounds. The existing primary residence is comprised of 6 bedrooms, 5 bathrooms and features a dining terrace covered by a mature vine-wrapped pergola. An herb garden with lily pond is just beyond the magnificent chef's country kitchen. Each of the 2 privately situated guest houses features 4 bedrooms, 2 bathrooms and a vaulted great room.

The property's zoning allows a substantial fourth house plus garage, pool and pool house, while still leaving room for multiple golf holes and additional structures. Landscaping and site improvement configurations already have been designed by Marders to fully realize this unique property's potential and make it the area's most prized and sought-after compound.

FOLLOW THIS PROPERTY ON INSTAGRAM
#GreenTopFarmSouthampton

FEATURES & AMENITIES

189 Sebonac Road, Southampton NY
\$10,000,000 WEB ID: 39495

CURRENT OVERVIEW:

- 7+ Acre Compound (Fenced & Gated)
- 3 Houses – All Renovated in 2016
 - 14 Bedrooms in Total
 - 9 Full Bathrooms in Total
- Manicured Landscaping
- Newly Constructed Gatehouse
 - / Farm Office and Entry Gate
- Resurfaced All-Weather Tennis Court
- Heated Gunite Saltwater Pool
- Surrounded by World-Class Golf
 - Shinnecock Hills
 - National Golf Links of America
 - Sebonack Golf Club

MAIN HOUSE:

- 6 Bedrooms
- 5 Bathrooms
- Beautiful Dining Patio Covered by Vine-Wrapped Pergola
- First Level = 2,024 SF+/-
- Second Level = 1,335 SF+/-
- Total = 3,359 SF+/-

THE TWO GUEST HOUSES:

- Identical Layouts
- 4 Bedrooms
- 2 Bathrooms
- Vaulted Great Rooms
- Interior Space = 2,120 SF+/-
- Exterior Space = 572 SF+/-
- Total = 2,647 SF+/-

POTENTIAL:

- Perfect Setting for One-of-a-Kind Compound
- Enough Room for Multiple Golf Holes
- Zoning Rights Allow for a Substantial (4th) House

Including:

- New Swimming Pool(s)
- Pool House(s)
- Detached Garage(s)
- Golf Hole(s)
- Additional Structure(s)

*site plans in place by Marders





CURRENT MAIN RESIDENCE



CURRENT MAIN RESIDENCE

The current primary residence is comprised of 6 bedrooms, 5 bathrooms and features a beautiful outdoor vine wrapped pergola.

- Interior Space = 3,359 SF+/-
- Exterior Space = 1,690 SF+/-
- Total = 5,049 SF+/-





ENTRY



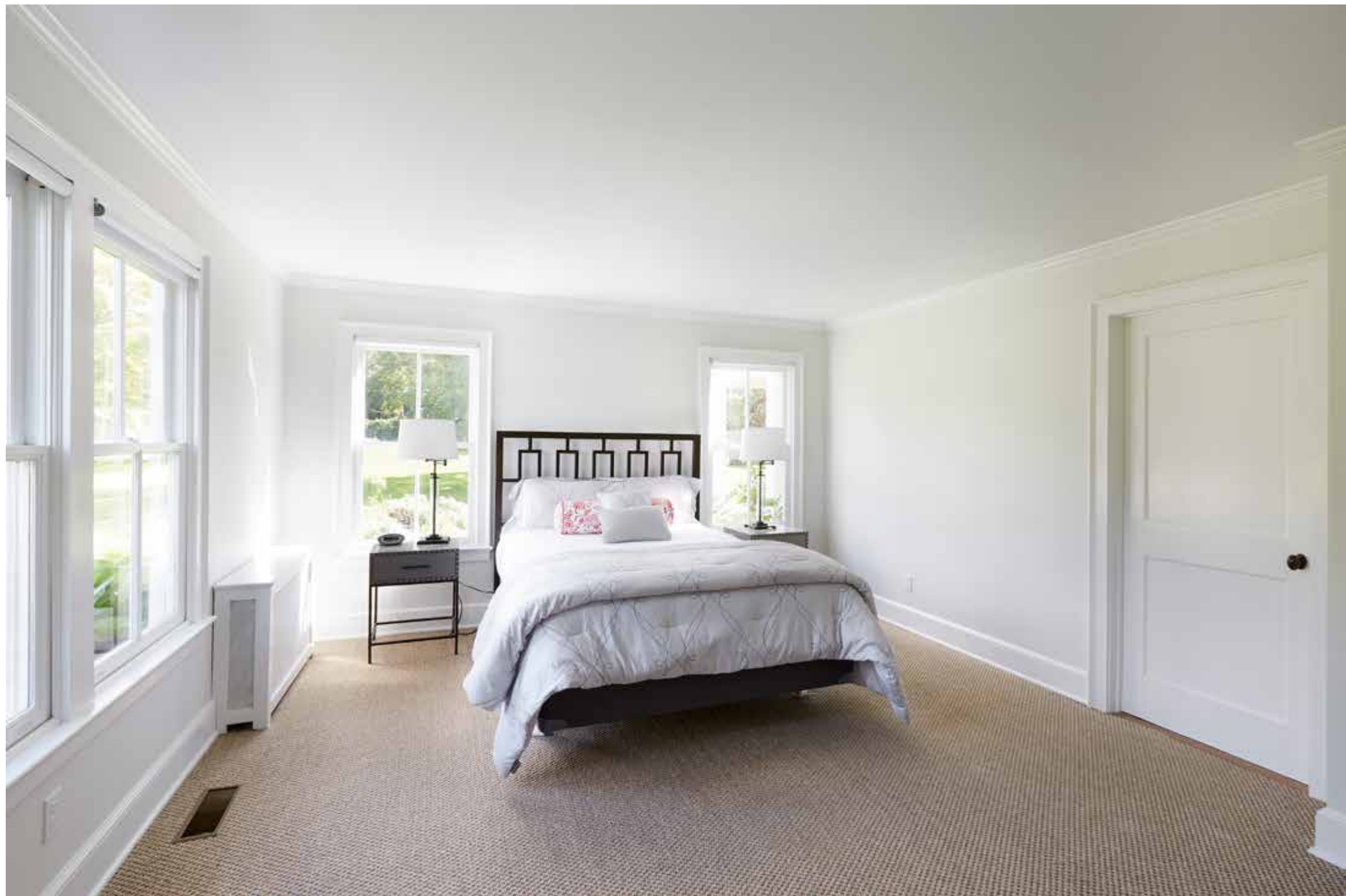
DINING ROOM

KITCHEN



LIVING ROOM





Main level bedroom with full bathroom.



LIBRARY



The second level contains the master suite, three secondary bedrooms and two additional full bathrooms.

MASTER SUITE

The master includes a walk-in closet and full bathroom.

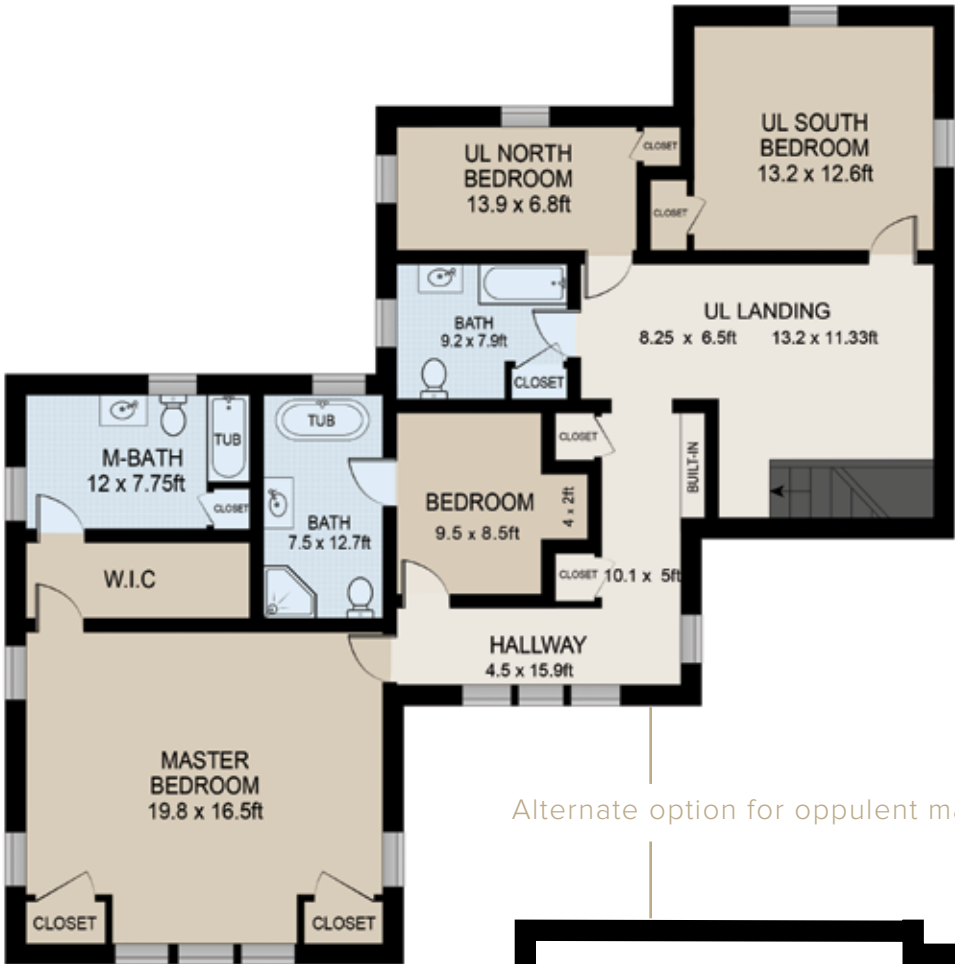


MAIN HOUSE FLOORPLANS

- 6 Bedrooms
*Library as potential 6th bedroom with en-suite.
- 5 Bathrooms
- Interior Space = 3,359 SF+/-
- Exterior Space = 1,690 SF+/-
- Total = 5,049 SF+/-



MAIN LEVEL



Alternate option for oppulent master suite.



UPPER LEVEL



EXPANSIVE LAWNSPACE

ALL-WEATHER TENNIS COURT





SWIMMING POOL

Custom Gunitite heated saltwater pool.



Beautifully manicured landscaping across all 7+ acres.



FIRST GUEST HOUSE



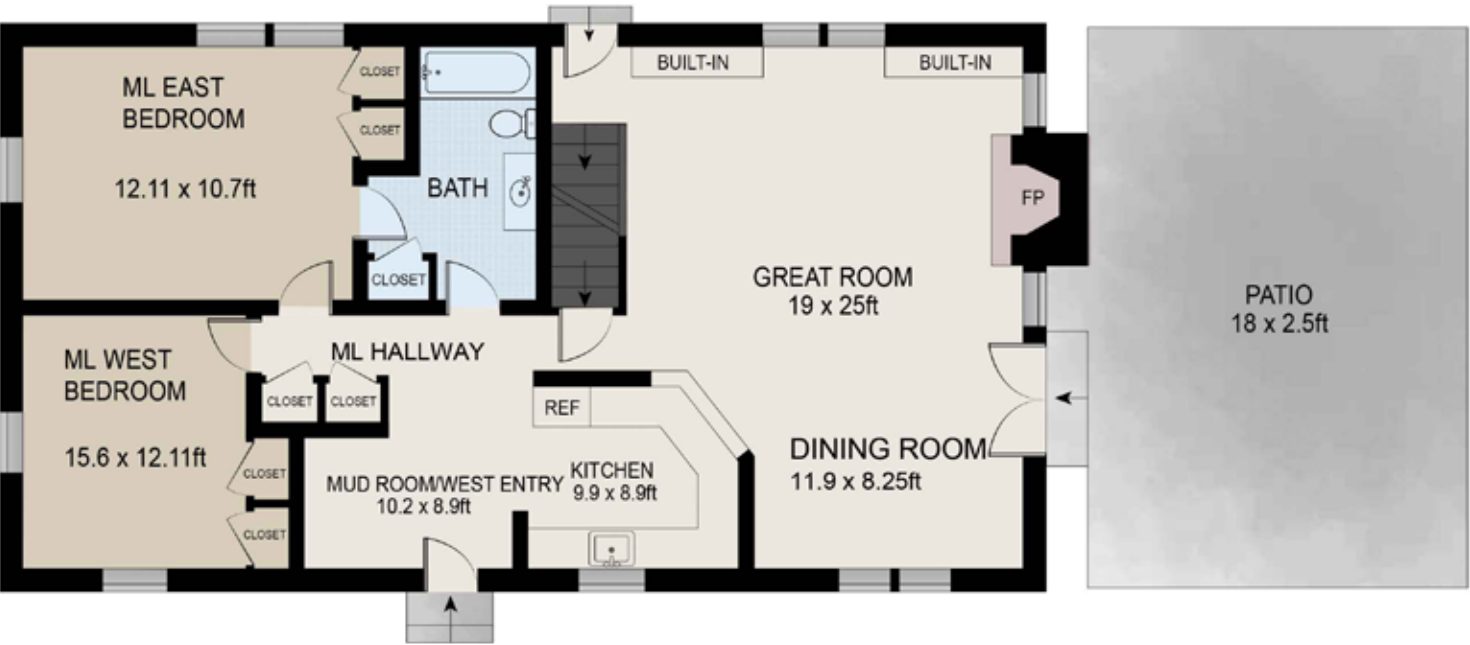
FIRST GUEST HOUSE

Each of the 2 guest houses features 4 bedrooms, 2 bathrooms and vaulted great rooms.

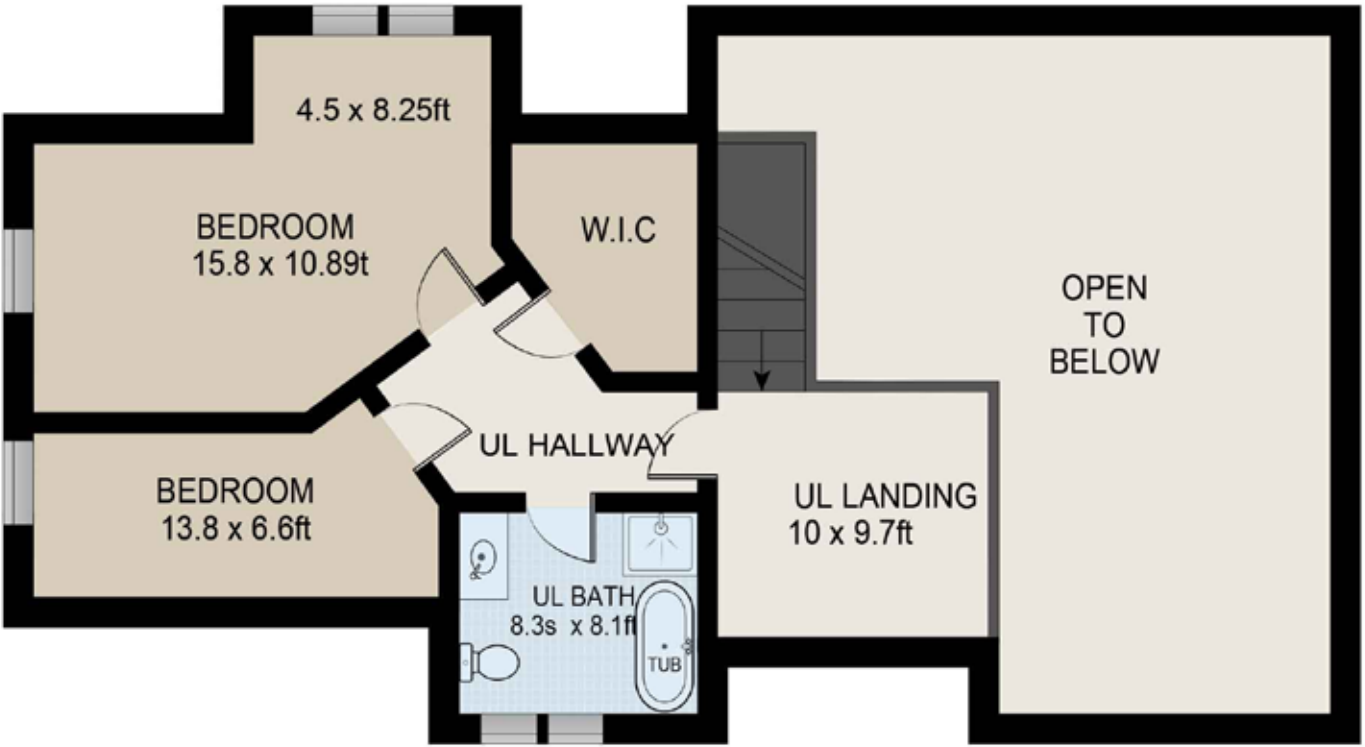
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FIRST GUEST HOUSE FLOORPLANS

- 4 Bedrooms
- 2 Bathrooms
- Interior Space = 2,120 SF+/-
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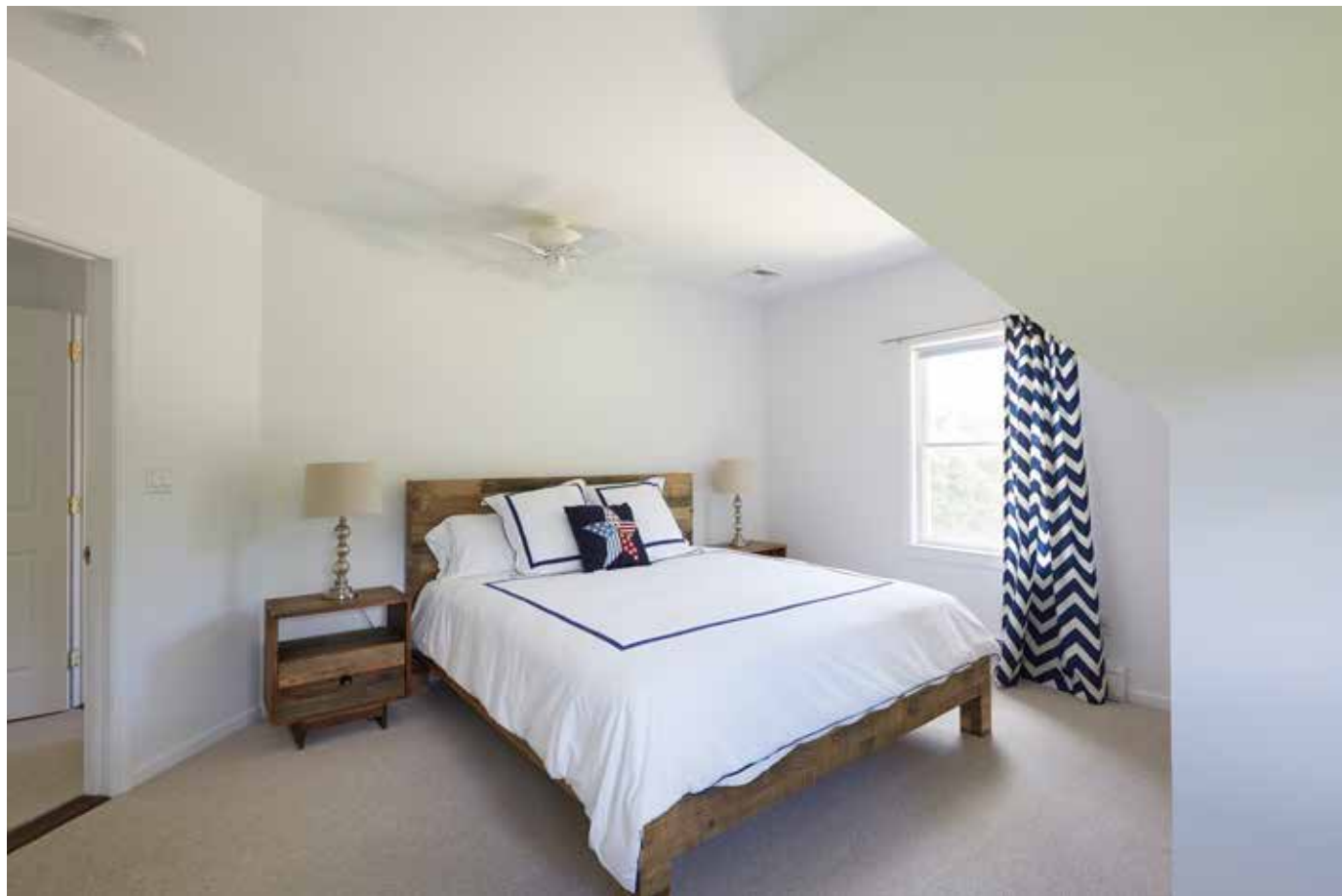
MAIN LEVEL



UPPER LEVEL



SECOND GUEST HOUSE



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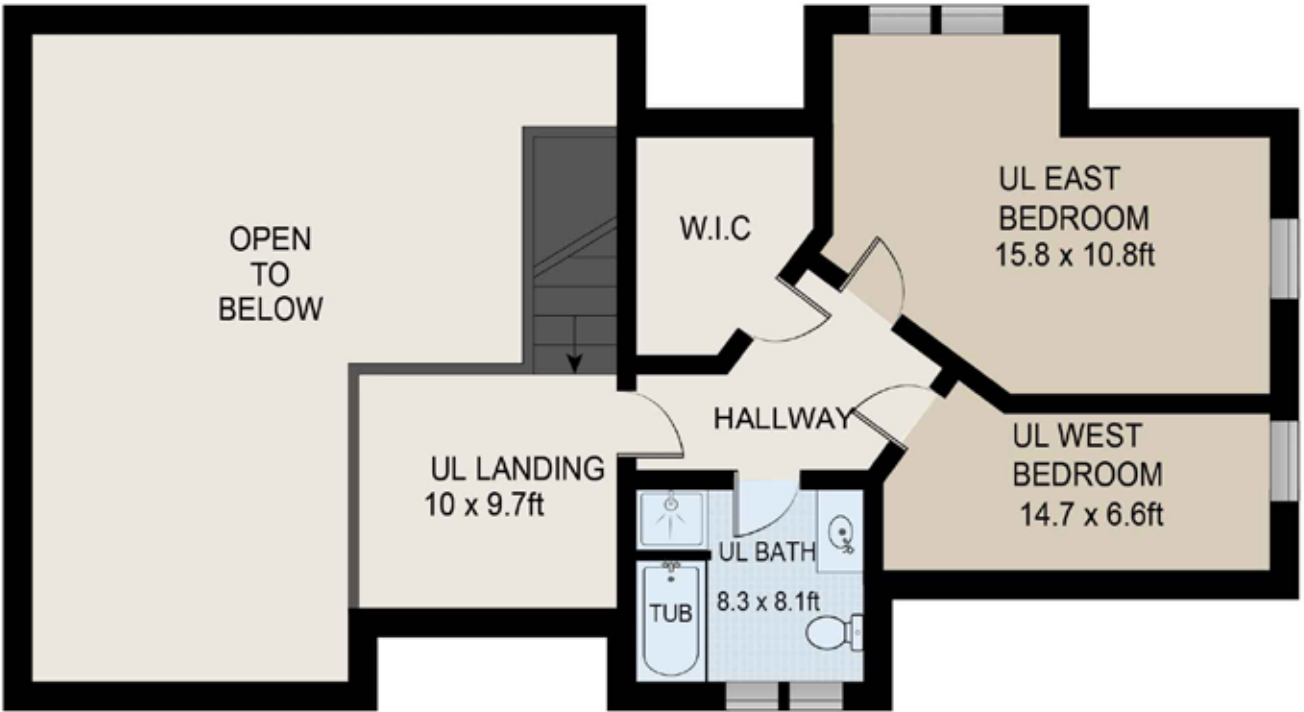
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SECOND GUEST HOUSE FLOORPLANS

- 4 Bedrooms
- 2 Bathrooms
- Interior Space = 2,120 SF+/-
- Exterior Space = 572 SF+/-
- Total = 2,647 SF+/-



MAIN LEVEL



UPPER LEVEL

OPTION 1
POTENTIAL SITE PLAN
PROVIDED BY MARDERS

Marders

Marders, founded in 1976, is the largest landscape contractor, nursery and garden center in the Hamptons. Among its clients are leaders in the financial, entertainment, business and legal fields, as well as some of the world’s best known architects.

Charlie Marder is always available to consult with you on a grand master plan and uncover the hidden values in your investment. He will walk the property with you or your team to understand your objectives and needs and then quickly formalize concepts and budget to your specifications.

Marders’ 90 acres of plant material inventory – including a large supply of specimen and mature trees -- as well as its national network of growers and in-house specialists, ensures that your landscaping will have the unique and timeless appeal of the most distinguished estates in the area.

Potential Additions (as of right):

- Additional (4th) House
- Swimming Pool(s)
- Pool House(s)
- Detached Garage(s)
- Room for multiple golf holes, including to-scale replicas of famous par-3's from Shinnecock, National and Sebonack. Strategically positioned across the property, this layout can accommodate to-scale yardages and green complexes of renown holes "Redan", "Short", and "Hill Head".



OPTION 2
POTENTIAL SITE PLAN
PROVIDED BY MARDERS

Potential Additions (as of right):

- Additional (4th) House
- Swimming Pool(s)
- Pool House(s)
- Detached Garage(s)
- Room for multiple golf holes, including to-scale replicas of famous par-3's from Shinnecock, National and Sebonack. Strategically positioned across the property, this layout can accommodate to-scale yardages and green complexes of renown holes "Redan", "Short", and "Hill Head".





LOCATED IN THE EPICENTER OF HAMPTONS GOLF COUNTRY

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SHINNECOCK HILLS GOLF CLUB

NATIONAL GOLF LINKS OF AMERICA

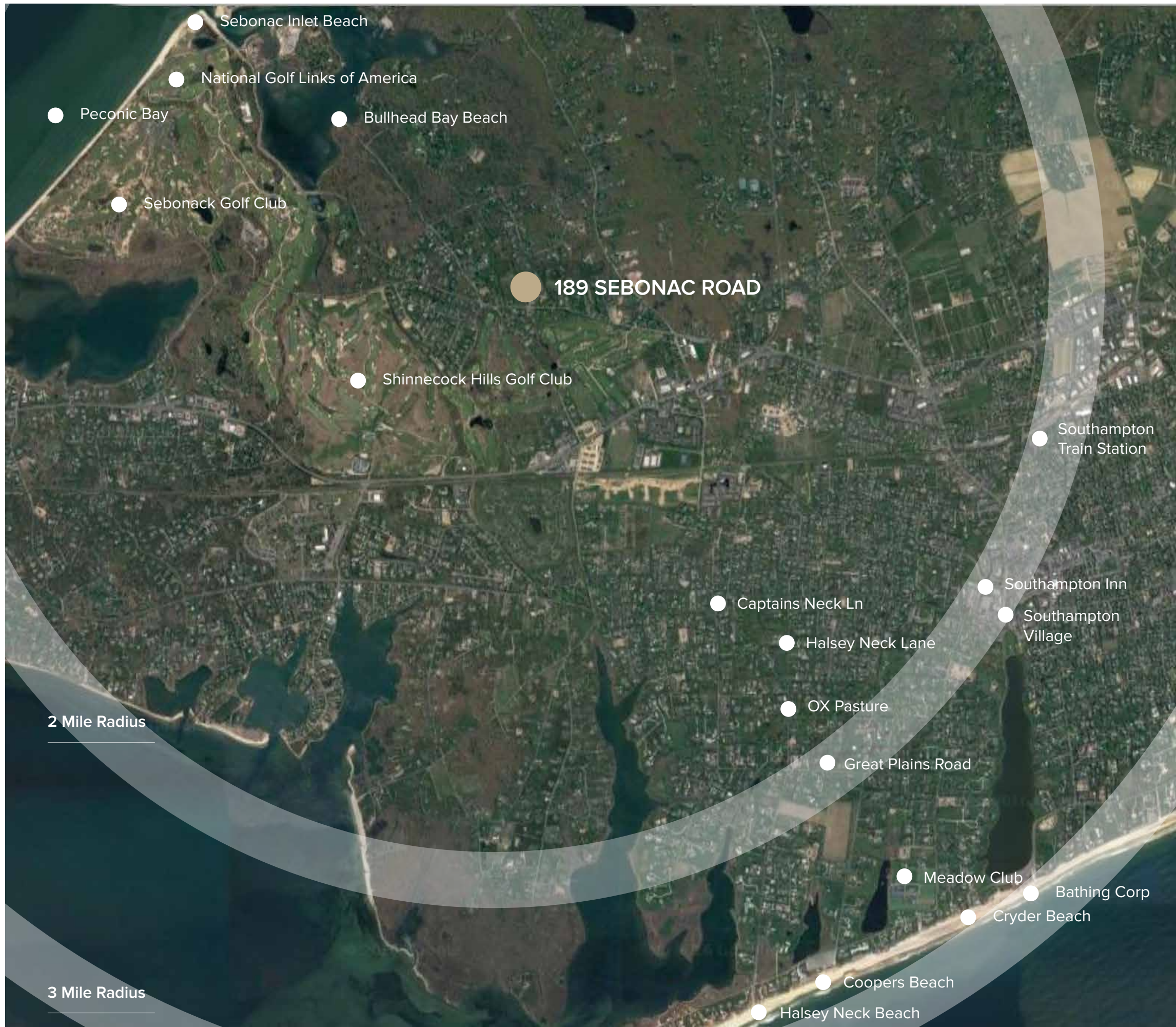
SEBONACK GOLF COURSE



SEBONACK GOLF COURSE

NATIONAL GOLF LINKS OF AMERICA





WITHIN 2 MILE RADIUS:

- Shinnecock Hills Golf Club | 0.7 Miles
- Bullhead Bay Beach | 0.9 Miles
- Sebonack Golf Club | 1.1 Miles
- Captains Neck Lane | 1.3 Miles
- National Golf Links of America | 1.5 Miles
- Halsey Neck Lane | 1.5 Miles
- Peconic Bay | 1.6 Miles
- Sebonac Inlet Beach | 1.7 Miles
- Ox Pasture Road | 1.7 Miles
- Southampton Inn | 1.9 Miles
- Great Plains Road | 1.9 Miles
- Southampton Train Station | 2.0 Miles
- Southampton Village | 2.0 Miles

WITHIN 3 MILE RADIUS:

- Meadow Club - Southampton | 2.5 Miles
- Halsey Neck Beach | 2.8 Miles
- Coopers Beach | 2.8 Miles
- Cryder Beach | 2.8 Miles
- Bathing Corp of Southampton | 2.9 Miles

CLOSE PROXIMITY TO:

Gin Lane, Meadow Lane, Coopers Neck Lane, First Neck Lane, Wyandanch Lane, Old Town Road, Little Plains Road, S Main Street



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