

18, 22  
SARAH'S WAY  
EAST HAMPTON  
NEW YORK



*East Hampton Village's premier 3.7 acre compound opportunity; located at the end of a quiet cul-de-sac.*



**BESPOKE**<sup>™</sup>  
REAL ESTATE



## 18 & 22 SARAH'S WAY

EAST HAMPTON, NEW YORK

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The last of East Hampton Village's available contiguous estate sized land parcels have come to market for the discerning purchaser. Located at the end of a quiet cul-de-sac, equidistant from the Hamptons' most notable oceanfront streets and iconic village, this 3.7 acre premier compound opportunity awaits.

The full potential yield of the properties includes two principal 7,800 SF+/- homes, two 1,400 SF+/- accessory structures (above grade), two custom pools and two tennis courts. These metrics essentially equate to double the maximum allowable yield for any single comparable parcel in the East Hampton Village. This conceptual and forward thinking compound opportunity is the artful vision of notable Hamptons architecture firm, Adam Jordan Architecture.

Offering privacy, a premier location, and unparalleled lot yield, these properties are truly a unique opportunity.

# PROPOSED OVERVIEW

\$18,000,000 EXCLUSIVE.

Overview of the properties full capabilities as well as the conceptual proposed plan by Adam Jordan Architecture.

## 18 Sarah's Way, East Hampton

Main Property - Lot Size 80,000 SF+/- (1.83 Acres)

### Lot Coverage

- Allowed: 14,500 SF+/-
- Proposed: 10,000 SF+/-

### Main House GFA (Above Grade)

- Allowed: 7,800 SF+/-
- Proposed: 7,200 SF+/-

### Accessory GFA (Above Grade)

- Allowed: 1,400 SF+/-
- Proposed: 1,050 SF+/-

### Main House Size

- Ground Level: 4,550 SF+/-
- Upper Level: 2,650 SF+/-
- Total: 7,200 SF+/-
- Garage: 800 SF+/-

### Pool House Size

- Allowed: 250 SF+/-
- Proposed: 250 SF+/-

## 22 Sarah's Way, East Hampton

Guest Property - Lot Size 80,000 SF+/- (1.83 Acres)

### Lot Coverage

- Allowed: 14,500 SF+/-
- Proposed: 12,550 SF+/-

### Principal Dwelling GFA (Above Grade)

- Allowed: 7,800 SF+/-
- Proposed: 3,500 SF+/-

### Accessory GFA (Above Grade)

- Allowed: 1,400 SF+/-
- Proposed: 800 SF+/-

### Principal Dwelling Size

- Ground Level: 2,212 SF+/-
- Upper Level: 1,288 SF+/-
- Total: 3,500 SF+/-





RENDERING  
PROPOSED CONCEPT



## FRONT EXTERIOR

PROPOSED CONCEPT

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The proposed main residence consists of 8 bedrooms, 8 full and 1 half bathrooms, a three-car garage, and multiple indoor and outdoor entertaining spaces.

The second home can be developed to the same specifications or customized as a guesthouse or grand scale recreational pavilion.

# INTERIOR

PROPOSED CONCEPT

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The first level floorplan includes a foyer with powder room, dining room that flows into the living room, family room which hosts an office room, kitchen with butler's pantry and laundry/mud room, and two guest suites. A covered porch with sitting area and multiple patios for outdoor entertaining, can be found off the first level.

The second level plans feature a sitting area off the landing, an opulent master suite with his and her bathrooms and a master closet, and three guest suites, all looking over the grand lawn of this stately property. The finished lower level includes two additional guest suites, a media/game room, and ample storage space.

## REAR EXTERIOR

PROPOSED CONCEPT

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THE EXQUISITE NATURAL SURROUNDINGS  
CREATE THE IDEAL CONDITIONS TO INSPIRE  
THE PERFECT SUMMER HOME





DESIGNED BY  
**ADAM JORDAN**  
**ARCHITECTURE**  
ADAM-JORDAN.COM

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Adam Jordan Architecture is a full-service architecture and design studio dedicated to crafting work that is thoughtful, functional and timeless. We create warm and inviting spaces based on bold and sophisticated ideas that are rooted in tradition.

Established in 2015, Adam Jordan Architecture PLLC is a full-service architecture and design studio located in Water Mill, NY. The studio's projects include designs for high-end residences and boutique commercial projects.

Adam Jordan graduated from the Savannah College of Art and Design in 2008 with a MFA in Architecture. He received his architectural license in the state of New York in 2014. His work has been recognized at both local and national levels and he was named a "Curbed Young Gun" in 2014.

THE CONCEPTUAL VISION FOR THIS 3.7 ACRE  
PROPERTY HAS BEEN BEAUTIFULLY ARTICULATED  
BY ADAM JORDAN ARCHITECTURE

### COLOR PALETTE

ADAM JORDAN ARCHITECTURE



### DESIGN INSPIRATION

ADAM JORDAN ARCHITECTURE





**LEGEND**

- 1 ENTRY
- 2 STAIR
- 3 POWDER ROOM
- 4 CLOSET
- 5 DINING
- 6 LIVING
- 7 FAMILY ROOM
- 8 OFFICE
- 9 KITCHEN
- 10 BUTLERS PANTRY
- 11 LAUNDRY / MUDROOM
- 12 PATIO
- 13 GUEST SUITE
- 14 COVERED PORCH
- 15 GARAGE
- 16 BASEMENT WALKOUT
- 17 DRIVEWAY
- 18 GARDEN



GROUND LEVEL



**LEGEND**

- 1 STAIR
- 2 SITTING AREA
- 3 MASTER BED
- 4 MASTER HER BATH
- 5 MASTER HIS BATH
- 6 MASTER CLOSET
- 7 GUEST SUITE



UPPER LEVEL

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**LEGEND**

- 1 STAIR
- 2 STORAGE / MECHANICAL
- 3 GUEST SUITE
- 4 MEDIA / GAME ROOM
- 5 BASEMENT WALKOUT



LOWER LEVEL

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**SQUARE FOOTAGE CALC.**  
"MAIN PROPERTY"

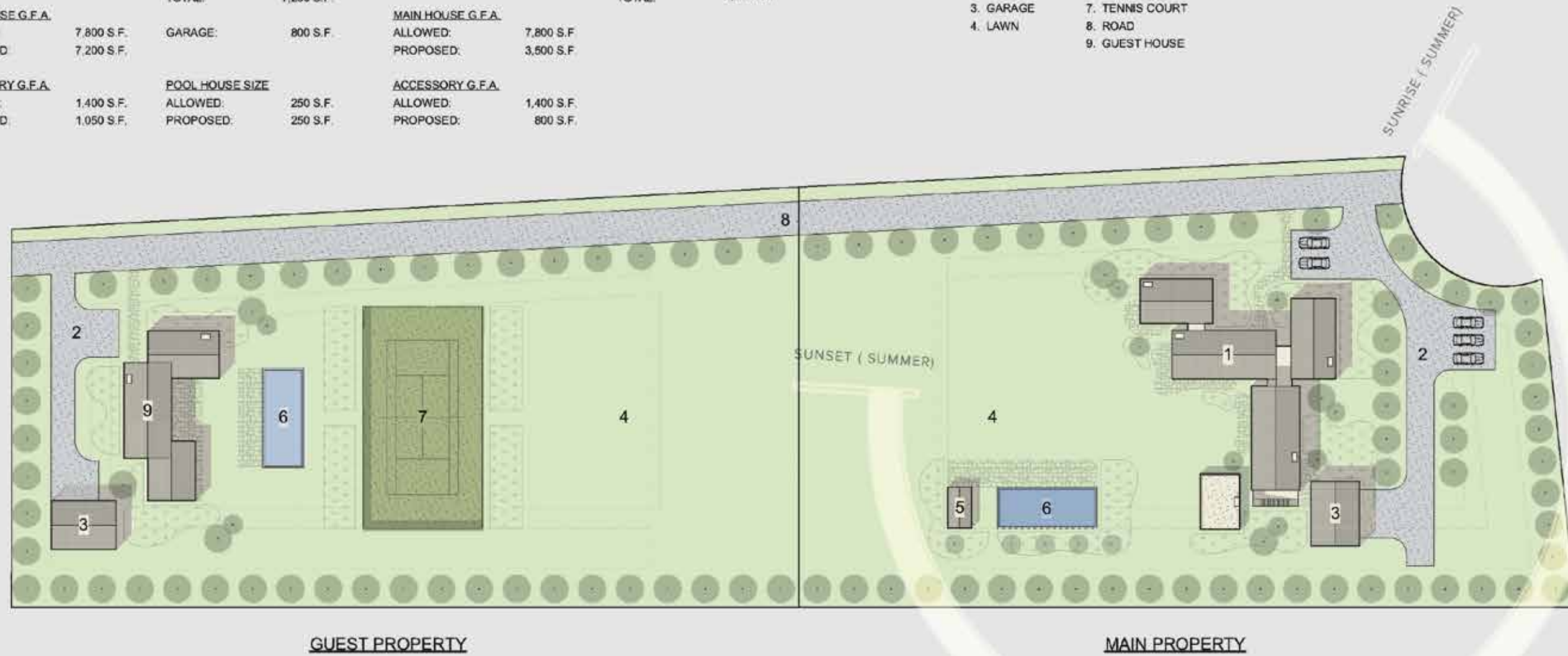
<b>LOT COVERAGE</b>		<b>MAIN HOUSE SIZE</b>	
ALLOWED:	14,500 S.F.	GROUND LEVEL:	4,550 S.F.
PROPOSED:	10,000 S.F.	UPPER LEVEL:	2,650 S.F.
		TOTAL:	7,200 S.F.
<b>MAIN HOUSE G.F.A.</b>		<b>GARAGE:</b>	
ALLOWED	7,800 S.F.		800 S.F.
PROPOSED	7,200 S.F.		
<b>ACCESSORY G.F.A.</b>		<b>POOL HOUSE SIZE</b>	
ALLOWED:	1,400 S.F.	ALLOWED:	250 S.F.
PROPOSED:	1,050 S.F.	PROPOSED:	250 S.F.

**SQUARE FOOTAGE CALC.**  
"GUEST PROPERTY"

<b>LOT COVERAGE</b>		<b>MAIN HOUSE SIZE</b>	
ALLOWED:	14,500 S.F.	GROUND LEVEL:	2,212 S.F.
PROPOSED:	12,550 S.F.	UPPER LEVEL:	1,288 S.F.
		TOTAL:	3,500 S.F.
<b>MAIN HOUSE G.F.A.</b>		<b>ACCESSORY G.F.A.</b>	
ALLOWED:	7,800 S.F.	ALLOWED:	1,400 S.F.
PROPOSED:	3,500 S.F.	PROPOSED:	800 S.F.

**COMPOUND PROPERTY**

- 1. MAIN HOUSE
- 2. DRIVEWAY
- 3. GARAGE
- 4. LAWN
- 5. POOL HOUSE
- 6. POOL
- 7. TENNIS COURT
- 8. ROAD
- 9. GUEST HOUSE



**PROPOSED SITE PLAN**



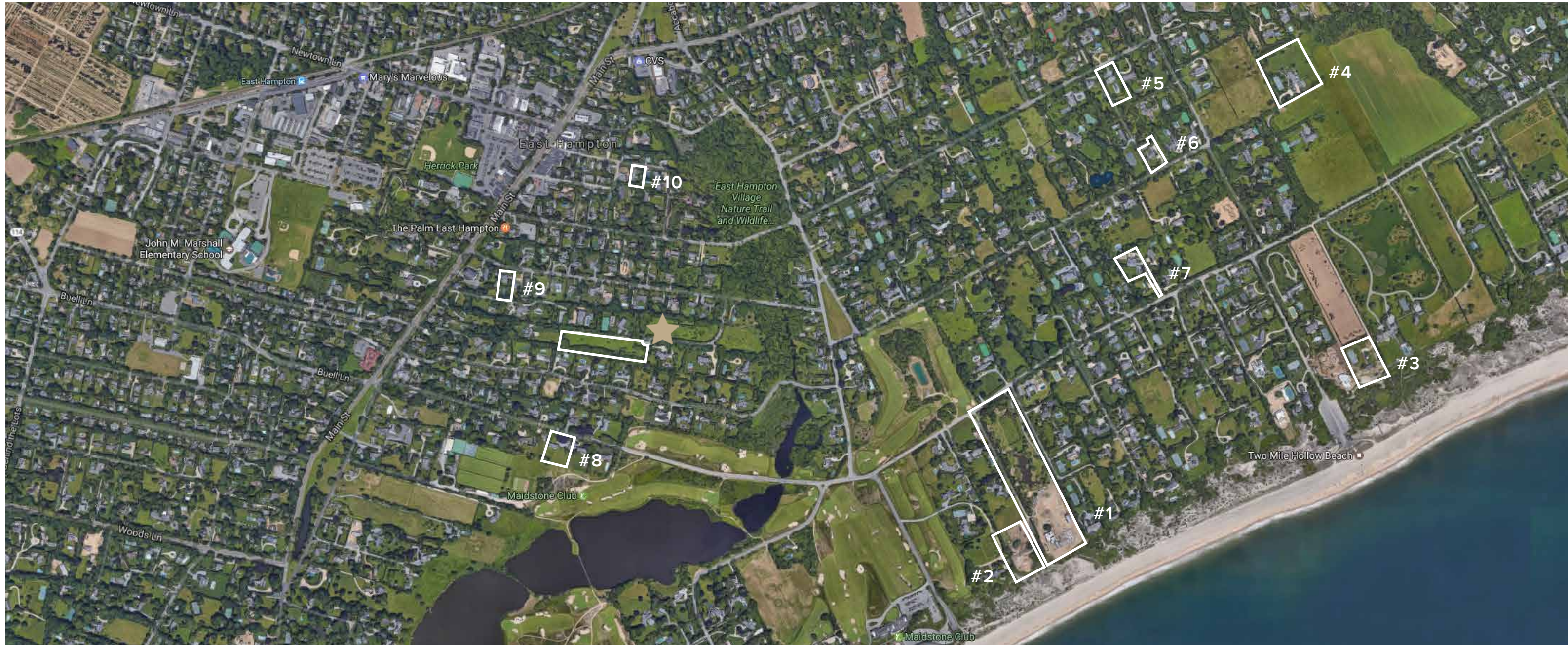
## LOCATION

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The property has exceptional positioning relative to the path of the Summer sun, allowing one to enjoy an exceptional sunsets over a stately lawn. The estate is desirably situated south-of-the-highway, under one mile from East Hampton's ocean beaches. The compound offers an unrivaled, walkable lifestyle, with convenience to boutiques and stores, fine dining, and fitness & entertainment facilities.



# RECENTLY SOLD EAST HAMPTON LISTINGS



#	ACRES +/-	SOLD PRICE
1	12	\$147,000,000
2	6	\$62,000,000
3	4	\$57,000,000
4	5	\$28,500,000
5	1.1	\$6,000,000

#	ACRES +/-	SOLD PRICE
6	1.3	\$6,250,000
7	1.4	\$7,735,000
8	1.4	\$11,460,000
9	.62	\$6,190,000
10	.35	\$5,395,000





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