



BESPOKE
REAL ESTATE

TWO FOURTY NINE

East End Builders presents a premier new-development project in Bridgehampton South. This 9,000 +/- estate with stunning water views situated on one the most desired streets in all of the Hampton's, is without question, a truly unique offering among the common competition.

Situated on one the most desired streets in all of the Hamptons, a premier new development project in Bridgehampton South. Prominently sited on a perfectly rectangular, hedge-lined parcel, East End Builders presents a 9,200 SF +/- estate with stunning water views. Owners will enjoy an open flow of living space that unfolds seamlessly with eight bedrooms, ten full and one half bathrooms and amenities that will surpass your every expectation of a home of this caliber. A large, but intimate, kitchen and gathering room create the entertaining core of the first floor. Other features include a formal dining room, two story great room and a paneled library with custom exterior pocket doors. The southern wing of the first floor hosts a professional theatre with stadium seating, a full size gym with private bath and stone wrapped fireplace and one of the two master retreats. A two story paneled foyer, staff quarters, butler's pantry, second staircase and three car radiant-heated garage round out the remainder of first floor. The second floor features a 1,300 SF +/- master retreat; complete with an octagonal lobby, his and her dressing rooms, private study with wet bar, large sleeping quarters with a fireplace and covered terrace, a massive light-filled bathroom, and access to the private roof deck

with panoramic views of the Ocean and Mecox Bay. Five additional bedrooms with en suite baths, an additional rooftop deck and a double laundry room complete the second floor of the home. This southern exposed property is positioned perfectly for sun, as walls of glass and 9 foot doors create the perfect blend of natural warmth and transitional living space. The rear garden will be the ideal place for gathering with guests and ultimate relaxation. Several custom-built seating areas are strategically located around the pool and entertaining terrace, which is wrapped in limestone. A covered trellis connecting two pool pavilions is the perfect place for entertaining and a focal point of the property. A full bathroom, outdoor shower, laundry room, full bar and a summer kitchen are the backdrop of the 20 x 50 gunite pool with an overflow Jacuzzi. Ample lawn can accommodate a permitted sunken tennis court; all wrapped in transplanted specimen trees and four season foliage. Pass eight homes in the half mile distance to the best ocean beaches the Hamptons has to offer. Without question, a truly unique offering among the common competition.

ZACHARY VICHINSKY

Lic. Real Estate Broker

631.766.0945

zachary@bespokerealestate.com

CODY VICHINSKY

Lic. Real Estate Salesperson

631.926.3948

cody@bespokerealestate.com



AT FIRST GLANCE

\$12,900,000

WEB#38646

8 Bedrooms 10.5 Baths

9,000 SF+/- of indoor living space

1.4 Hedge Lined Acres

Views of Mecox Bay and the
Atlantic Ocean

1/2 Miles to the Ocean with
Beach Rights

Geo-Thermal Radiant Heating and
Central Air Conditioning

3-Car Garage with Radiant Heating
and Tiled Flooring

20' x 50' Heated Gunite Pool
with 2 Pool Pavilions

A whole house backup generator and
gated entry round out the exterior features
and amenities.

This southern exposed property is
positioned perfectly for sun, as walls of
glass and 9 foot doors create the perfect
blend of natural warmth and transitional
living space.

Room for Tennis



GREAT ROOM

This southern exposed property is positioned perfectly for sun, as walls of glass and 9 foot doors create the perfect blend of natural warmth and transitional living space.

GREAT ROOM

Owners will enjoy an open flow of living space.



KITCHEN

A large, but intimate, kitchen and gathering room create the entertaining core of the first floor. Easily accessed by a formal dining room, two story great room, and a paneled library with custom exterior pocket doors.

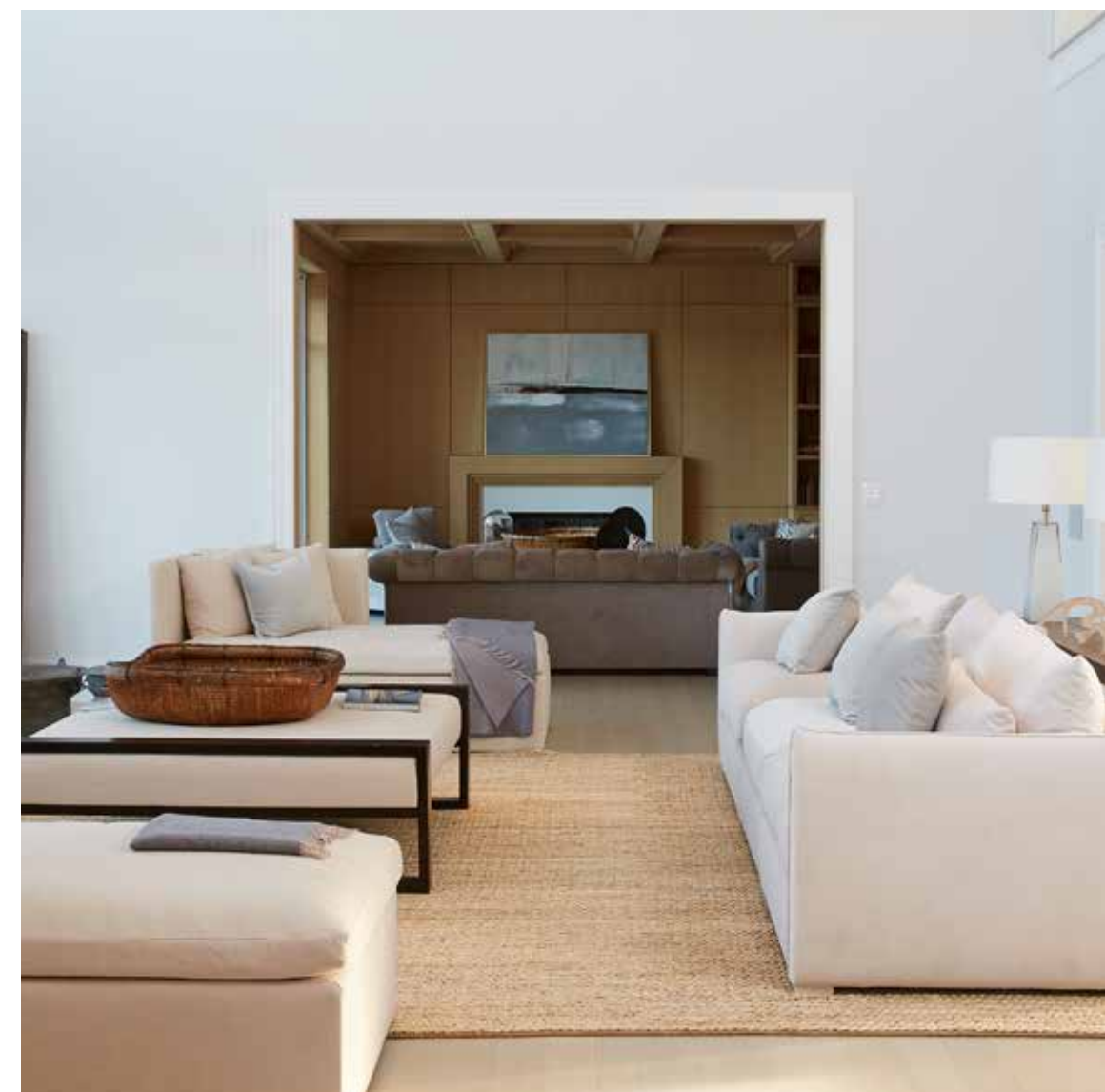


FORMAL DINING ROOM





OAK PANELED LIBRARY





MASTER BEDROOM SUITE

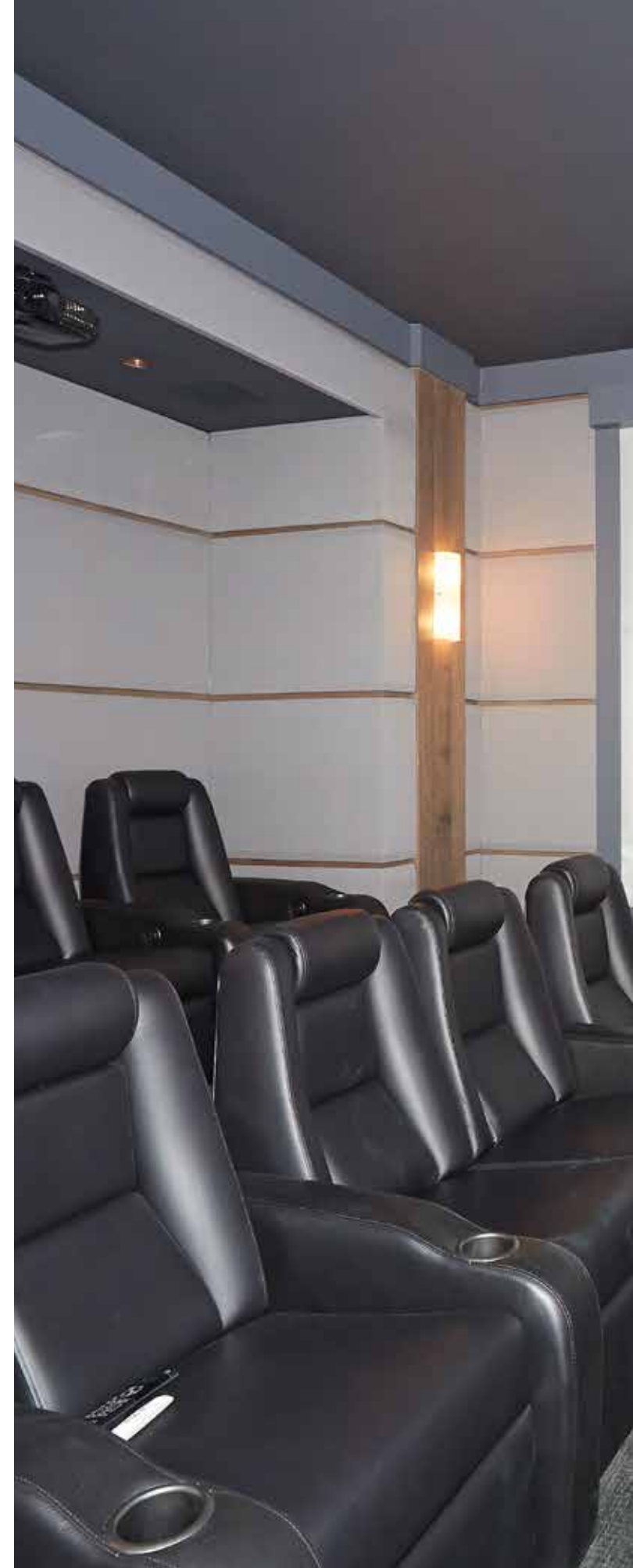
1,300 sq ft master retreat; complete with an octagonal lobby, his and her dressing rooms, private study with wet bar, large sleeping quarters with a fireplace and covered terrace, a massive light-filled bathroom, and access to the private roof-deck with panoramic views of the Ocean and Mecox Bay .





HOME THEATER

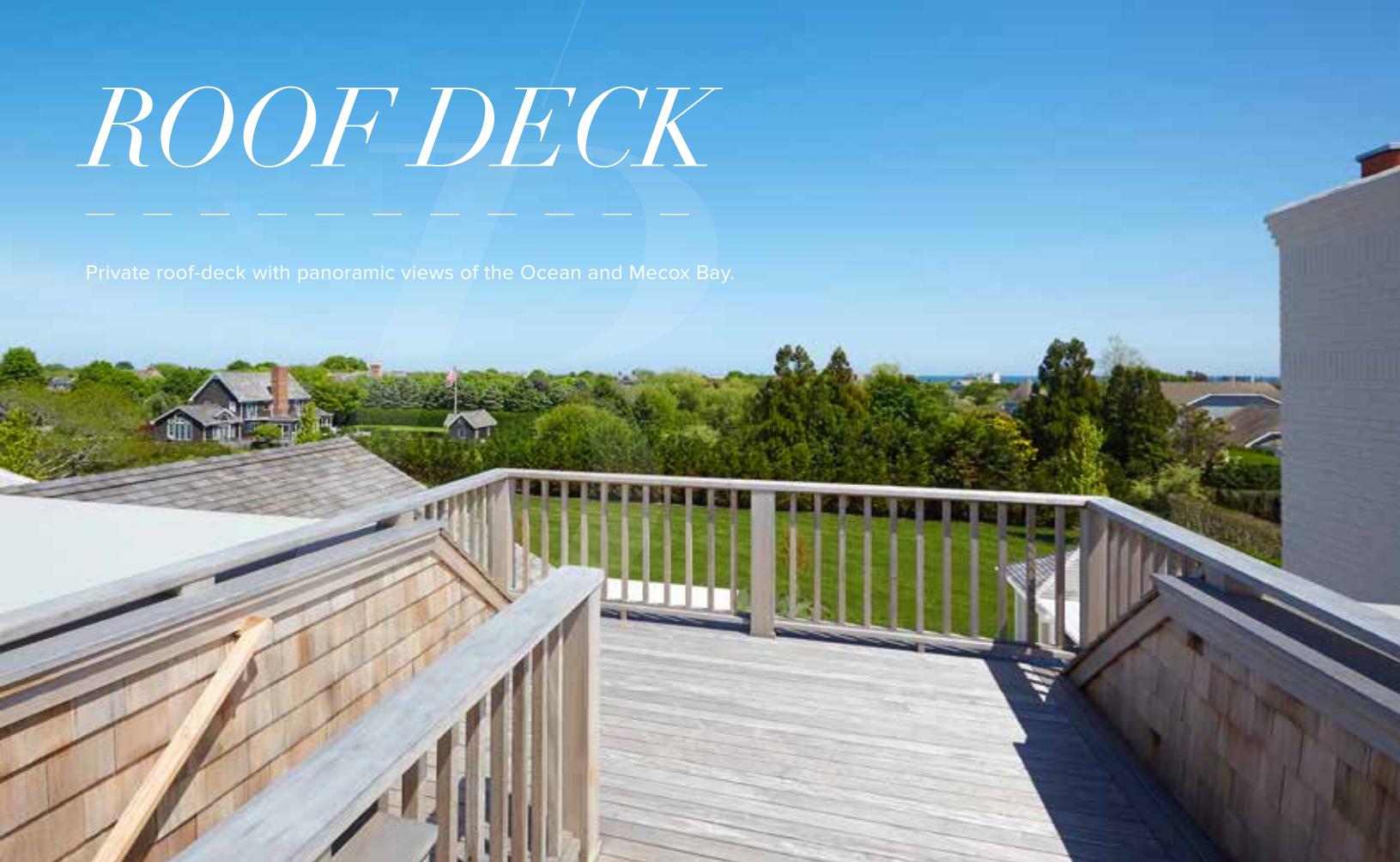
Stadium seating professional theater



POOL

Several custom built seating areas are strategically located around the pool and entertaining terrace which is wrapped in limestone. A covered trellis connecting two pool pavilions is the perfect place for entertaining and a focal point of the property. Full bathroom, outdoor shower, laundry room, full bar and a summer kitchen are the backdrop of the 20 x 50 Gunite pool with an overflow Jacuzzi.





ROOF DECK

Private roof-deck with panoramic views of the Ocean and Mecox Bay.

A bright, modern living room with white walls and a high ceiling. On the left, a kitchenette features white cabinetry, a stainless steel sink with a gold faucet, and a built-in oven. A large abstract painting in a gold frame hangs on the wall. In the center, a wooden coffee table holds a stack of books and a vase of white flowers. To the right, a beige sectional sofa is adorned with pillows and a white throw blanket. Large windows offer a view of the outdoors, and a staircase with a glass railing is visible in the background.

[illegible]











ZACHARY VICHINSKY

Lic. Real Estate Broker

631.766.0945

zachary@bespokerealestate.com

CODY VICHINSKY

Lic. Real Estate Salesperson

631.926.3948

cody@bespokerealestate.com

BESPOKE
REAL ESTATE

BESPOKEREALESTATE.COM