

285

PARSONAGE LANE

SAGAPONACK
NEW YORK



*Modern new construction estate in Sagaponack
artfully crafted by J.Bialsky with architecture
designed by GRADE New York*



BESPOKE[™]
REAL ESTATE



285 PARSONAGE LANE

SAGAPONACK, NEW YORK

Ultra-Modern home crafted by J.Bialsky designed by GRADE New York. 285 Parsonage Lane is the pinnacle of a Sagaponack South address on 1.6 pristine acres. Recognized as one of the most luxurious modern homes ever crafted in Sagaponack, on a site that can not be duplicated. Expansive views are further canvased by additional adjacent reserve views to the south, west, and north of the property. Open concept living spaces seamlessly merge with the outdoors; creating the ultimate experience of bringing the outdoors in.

10,850 SF +/- seamlessly intertwine on three distinct custom designed levels of living space, custom kitchens, imported stone and sliding walls of glass are a taste of the core elements of these homes. The lower level is a space of ultimate relaxation, recreation and comfort; spin in the gym, enjoy a movie in your professional GRADE theatre, or sip some wine in your architectural jewel-box of a wine cellar, the choice is yours to customize the lower level and make it your own. In addition to the junior master suite on the first level the remainder of the principal bedrooms are featured on the second floor, all positioned to capture the best western facing views and sunsets in the Hamptons. In addition to the expansive lawn space you will find a custom pool, ability for sunken tennis court, and private pavilions all adorned by landscapes designed by Edmund Hollander. The ability to purchase the abutting 10 acre reserve makes this a unique opportunity and further enhances the allure of this truly one-of-a-kind offering.

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FEATURES & AMENITIES

285 Parsonage Lane, Sagaponack, NY
\$14,995,000 EXCLUSIVE WEB ID: 42219

Overview

- 1.60 Acres
- Lower Level - **4,350 SF+/-**
- First Level - **3,250 SF+/-**
- Second Level - **3,250 SF+/-**
- Total Square Footage - **10,850 SF+/-**
- Garage - **1,020 SF+/-**
- 6 Bedrooms
- 7 Full and 2 Half Bathrooms
- Custom Pool
- Pool House
- Room for Tennis Court
- Movie Theatre
- Walls of Glass
- Western Facing for Optimal Sunsets

Exterior & Interior Features

- Engineered Home, Steel and Wood Framed Structure
- Well Water / Hi Volume Pressure
- #13 Zones to Geo Thermal Heating & Air Condition (Energy Saving Rebate)
- All Underground Utilities
- 2/ 1000 Gal. Propane Tanks
- Heat & Air Conditioned Detached Garage & Pool House
- Built-in Aprilaire 800 Steam Humidifier
- 2 / Ultra 230 Weil Mc Clain Back Up Gas Boilers to Geo Thermal

- 2 / 115 Gal. Hot Water Heaters
- Labeled Shut-off Valves to All Fixtures
- 100 KW Diesel Whole House Backup Generator
- Surveillance Cameras Through Syvant System
- Heated Gunitite 20' x 60' Pool
- 8’ x 10’ Spa / Automatic Fill
- Lower Level Walk Out Patio Spiral Stairs
- All Interior Walls Have ½’’ Plywood with 5/8’’ Sheetrock
- Soundproofing Throughout to 1st & 2nd Interior Walls & Floor
- #8 / I Pad Controls to Syvant Audio Video System Connected to Alarm
- Exterior Siding - Custom Width Western Red Cedar Rain Screen with Midnight Bronze Trim & Reveals
- 2nd Floor Exterior Terraces
- Room for Tennis Court

Floor

- All Floors - Bleached & Stained Rift & Quartered White Oak
- Entry Hall - Supai Limestone
- Master Bath - Bardiglio Marble Slabs
- 2nd Floor Terraces & Patio - Madra White Limestone

Kitchen Details

- Backsplash & Counter - Calacatta Luccicoso
- Kitchen Island - "Waterfall" Calacatta Luccicoso
- Tabu Oak Cabinets/ Drawers
- Under Cabinet LED Task Lighting
- Custom Paneled Refrigerator and Dishwashers
- Stainless Steel Detailing at Cabinet Reveals & Kick

Master Bath Details

- Custom Mirrored Medicine Cabinets with Metal Detailing
- Custom White Corian & Polished Chrome Vanity Mirror Polished Stainless Steel Vanity
- Kohler Rainhead with 2 Wall Mount Shower Heads and 2 Handhelds

Wall Materials

- Great Room with Tabu Oak Shelves/ Drawer w/ White Satin Lacquer Dividers
- Bardiglio Marble Slabs in Master Bathroom
- Fireplace - Supai Limestone Surround & Hearth

Fixtures

- Dornbracht “Lulu” Line
- Master Tub - Custom Bardiglio Marble Tub & Shower with Linear Drain

Stairs

- Custom Bleached & Stained Rift & Quartered White Oak Treads
- Blackened Steel Stringers & Balustrade - Painted white
- 1.5 Story Glass Panel Stair Walls

Pool House

- Custom Stainless Steel Kitchen
- Cedar Pergola

Adjacent 10 Acre Reserve

- Available for Separate Purchase
- Price Upon Request

CRAFTED BY
HAMPTONS PREMIERE
DEVELOPER JBIALSKY
JBIALSKY.COM

Jay Bialsky says the three most important factors in a successful Hamptons Real Estate venture are “location, location, location.”

“I buy great property, and great property leads to great design,” Jay explains. With a keen eye for a parcel’s maximum potential, he is responsible for some of the most magnificent homes and developments on the East End, many of which have unparalleled views. Jay’s exacting standards keep his homes in constant demand, “I don’t buy any property or build any home I wouldn’t want to live in myself,” he says. “Average is not my personality.” With five recent sales of over \$20 million, Jay’s properties are increasingly sought after by discerning buyers. Each Jay Bialsky house is unique, personally guided by Jay from the start to the finish of construction. Jay’s special homes rarely come on the market, usually being bought before construction is completed. A Jay Bialsky design captures the best of each location whether seeking to display an ocean view to best advantage, or creating a high-end subdivision like Atlantic Green.



ULTRA-MODERN

Recognized as one of the most luxurious modern homes ever crafted in Sagaponack, on a site that can not be duplicated.





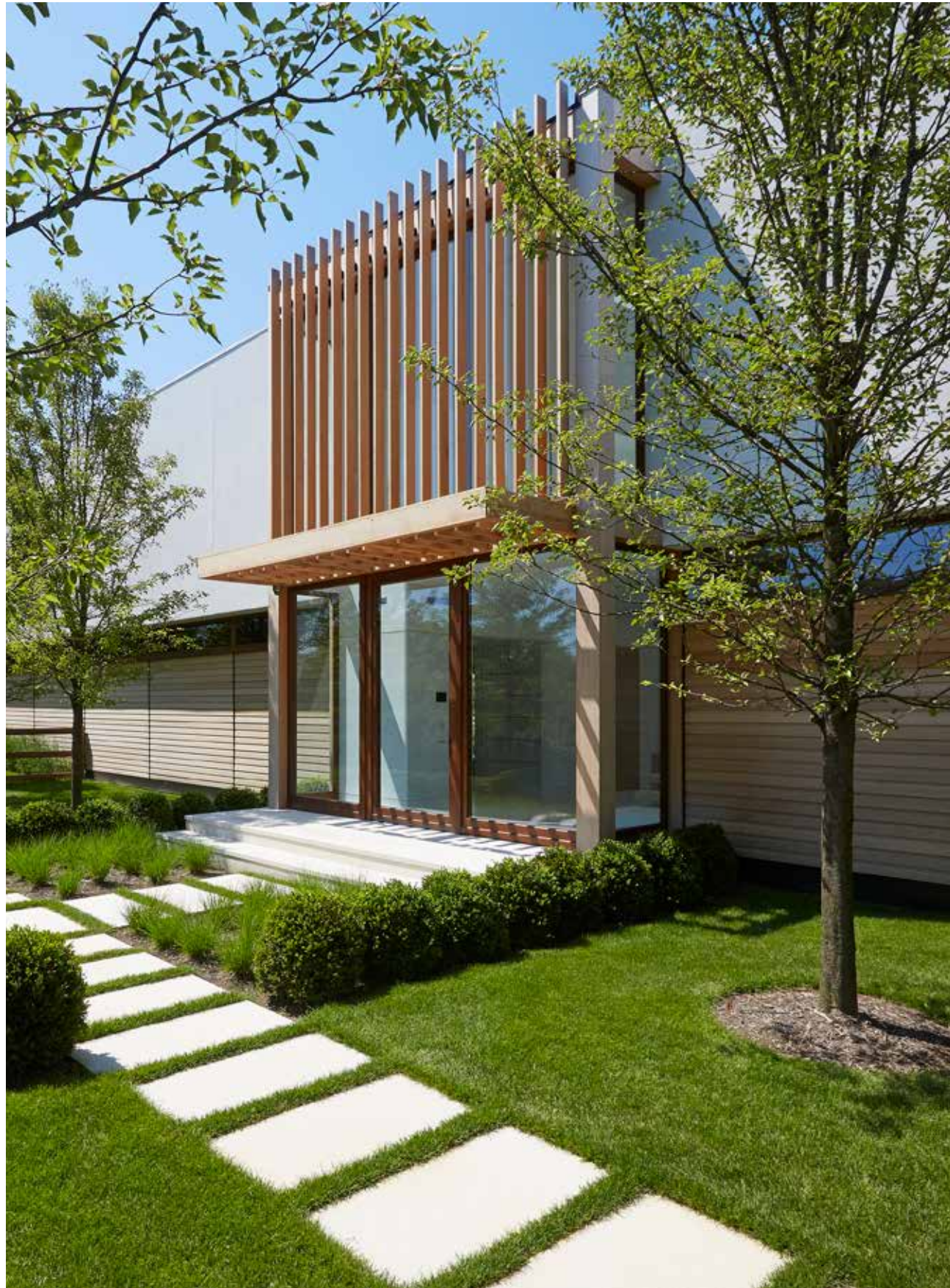
Detached 3 car garage adjoining pool house.
Additionally, you'll find ample parking for guests.

DESIGNED FOR ENTERTAINING

In addition to the expansive lawn space you will find a custom pool, ability for sunken tennis court, and private pavilions all adorned by landscapes designed by Edmund Hollander. The ability to purchase the abutting 10 acre reserve make this opportunity furthers enhances the allure and defines that this is truly a one of a king offering.







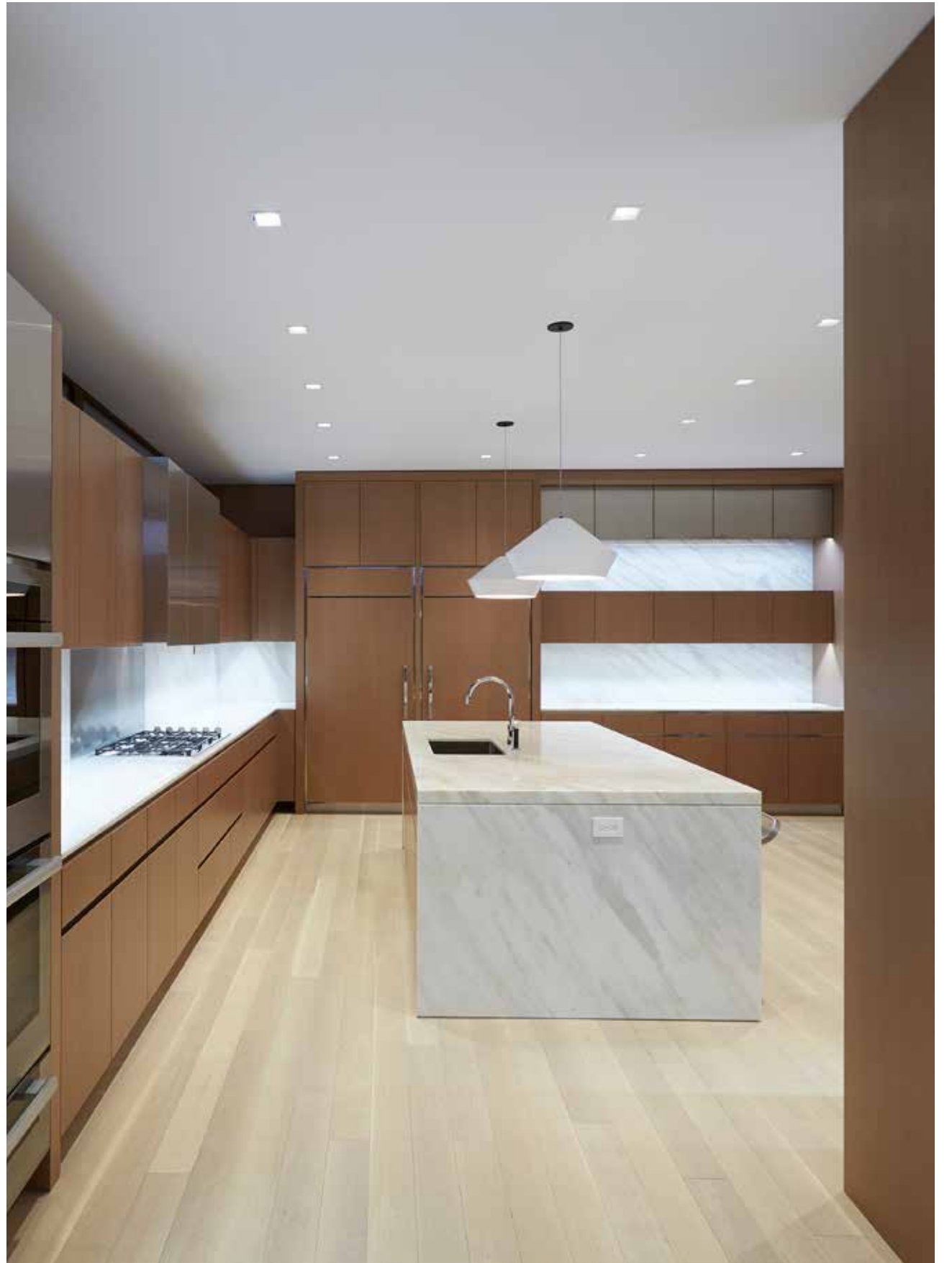
Front entry adorned
by beautiful landscapes
and impressive entry foyer.



CUSTOM KITCHEN

Complete with Calacatta Luccicoso marble countertops and backsplashes, Tabu Oak cabinets, custom LED lighting, top of the line appliances and more.

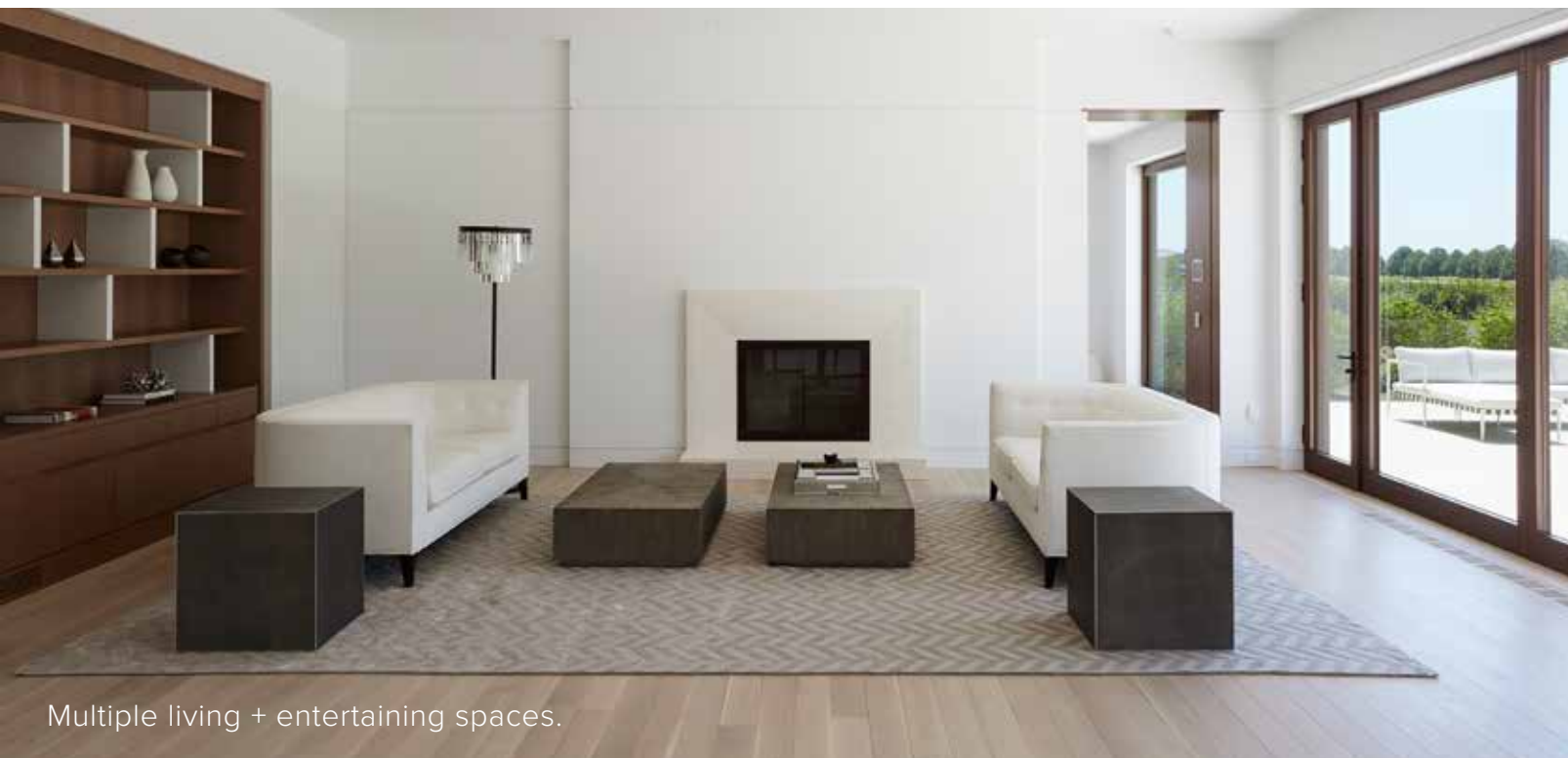




SEAMLESS DESIGN

10,850 SF +/- seamlessly intertwine on three distinct custom designed levels of living space, custom kitchens, imported stone and sliding walls of glass are a taste of the core elements of these homes.





Multiple living + entertaining spaces.

JUNIOR MASTER RETREAT

The junior master en-suite is perfectly positioned on the south wing of the main level with views and access to the backyard and reserve.





THE SECOND LEVEL

The stairs capture the unique essence of this home featuring custom bleached & stained rift & quartered white oak treads, blackened steel stringers & ballustrade (painted white) and 1.5 story glass panel walls. As they lead you to the second level, you will find the remaining bedrooms, all positioned to capture the best western facing views and sunsets in the Hamptons.

MASTER RETREAT

This opulent master retreat encompasses impressive views, a private outdoor terrace, his and hers walk in closets, and a master bath that will impress from every angle, featuring custom marble floors and walls, custom white corian & polished vanity, modern tub, water closet and custom steam shower.





MASTER TERRACE

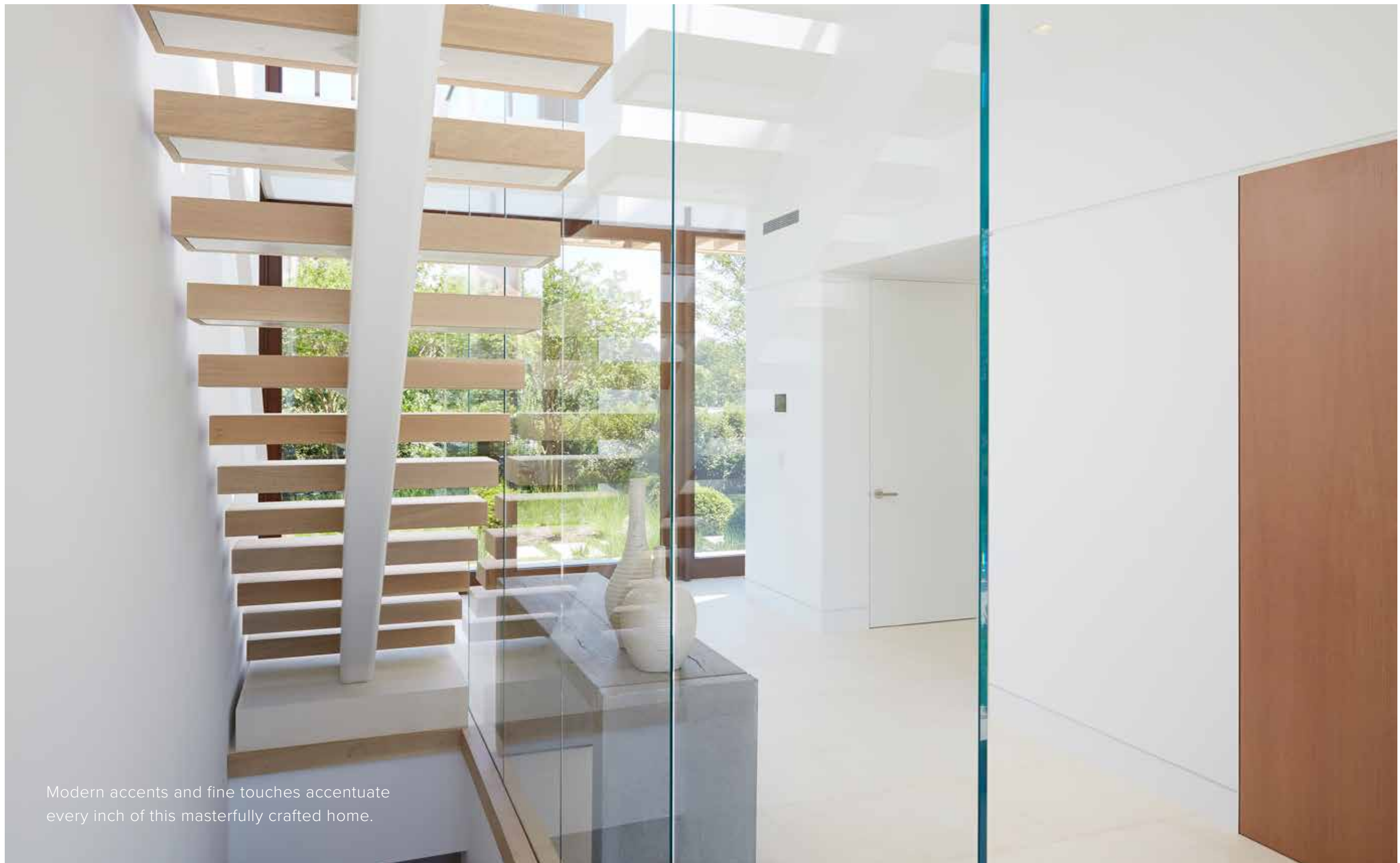
The master retreat's large terrace space offers endless views of the reserve.



GUEST BEDROOMS

Aside from the laundry space, 4 additional en-suite bedrooms make up the remainder of the second level, all with expansive views of the 10 acre reserve.





Modern accents and fine touches accentuate every inch of this masterfully crafted home.

LOWER LEVEL

The lower level is a space of ultimate relaxation, recreation and comfort; spin in the gym, enjoy a movie in your professional GRADE theatre, or sip some wine in your architectural jewel-box of a wine cellar, the choice is yours to customize the lower level and make it your own.





GRADE NEW YORK ARCHITECTURE + INTERIOR DESIGN

GRADENEWYORK.COM

GRADE is a full-service design firm characterized by a holistic approach and contemporary sensibility. The philosophy is driven by a cutting-edge result rooted from a meticulously planned and executed conception. Through the personalized work they provide, they create a culture for each client at every stage of their life. At GRADE, they approach each project with precision working intimately with clients to realize the most authentic expression of an aesthetic idea. For GRADE, design is more than the arrangement of formal elements. It's the recognition of a uniquely articulated experience. Informed by practice and innovative by nature, GRADE is as curious about the possibilities of design as we are well-versed in it, and we are always pushing the boundaries of our trade.

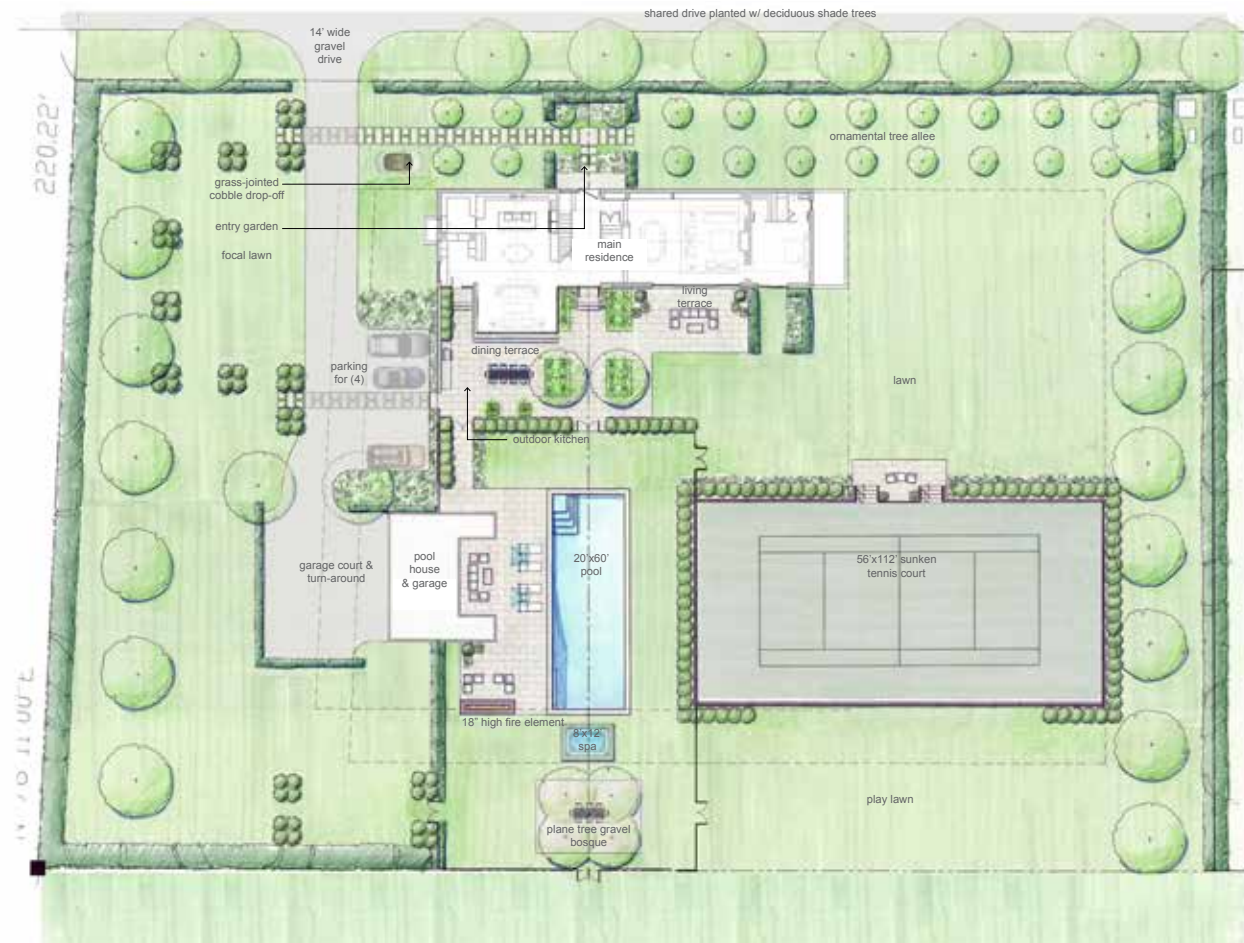
ED HOLLANDER
HOLLANDERDESIGN.COM

Since the firm’s founding in 1989, Edmund Hollander Landscape Architects, led by principals Edmund Hollander and Maryanne Connelly, has sought to create landscapes which serve as an extension of the constructed building, through scrupulous translation of architectural motifs into the landscape beyond. Drawing from the noted architects and landscape architects of past, Ed and his firm create garden spaces which are cleanly detailed and beautifully executed personality. Each project is carefully managed so that expectation of the client is met within a timely and cost effective manner.



ADJACENT 10 ACRE RESERVE
AVAILABLE FOR SEPARATE PURCHASE





FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



289 PARSONAGE LANE

2.00 ACRES, 11,665 SF+/-

285 PARSONAGE LANE

1.60 ACRES, 10,850 SF+/-

1.80 ACRES

10 ACRE RESERVE

AVAILABLE AS A SEPARATE PURCHASE
CAPABLE OF BEING UTILIZED AS EQUESTRIAN FACILITY

OCEAN ACCESS PATH

OCEAN ACCESS VIA COMMON
PATH THROUGH RESERVE

BESPOKE[™]
R E A L E S T A T E

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