

719  
DANIELS LANE  
SAGAPONACK  
NEW YORK



*One-of-a kind modern oceanfront home  
on Daniels Lane in Sagaponack*



*BESPOKE*<sup>™</sup>  
REAL ESTATE



EXEMPLARY MODERN OCEANFRONT  
LIVING ON SAGAPONACK'S MOST SOUGHT  
AFTER OCEANFRONT STREET





## 719 DANIELS LANE

SAGAPONACK, NEW YORK

Methodically constructed over several years, the current owners spared no expense in site design, infrastructure development, and finishing of this one of a kind piece of usable art. Located down a private approach servicing seven oceanfront homes, this property is secluded in location, yet offers the convenience of Sagaponack's pivotal location to enjoy all of the Hamptons different hamlets. This 4,300 square foot modern dwelling was masterfully designed to ensure the views of the breaking ocean waves were elegantly framed and captured from every room in the home; a treat that is only obtained on a select few oceanfront properties in the Hamptons'.

The vision of the home was to epitomize "indoor/outdoor" living. The custom kitchen is adjacent to an oversized living room, which leads way to a large covered porch, or the media and entertaining wing of the home. The master suite encompasses an entire side of the home, complete with spa inspired bathroom and personal living room. The views are equally impressive from every room in the home. The grounds are adorned by custom landscape details and specimen plantings, inspired by one of the world's leading golf courses. The pool was custom constructed and includes an overflow spa and wading area that helps to enhance the experience of taking in the view of your very private beach. Additional verdant lawn space graces the southern side of the home, acting as the perfect place for outdoor beachfront entertaining.

Additional features include upgraded construction elements such as an enhanced insulation package, a steel bulkhead, marine wood, smart-home technology, custom lighting and several other state of the art features and amenities. Several years in the making, this is truly a "turnkey" option for those looking for nothing but the best.

FOLLOW THIS PROPERTY ON INSTAGRAM

**#719DanielsLaneSagaponack**

# FEATURES & AMENITIES

719 Daniels Lane, Sagaponack Road, NY  
\$19,995,000 EXCLUSIVE.

## OVERVIEW

- Oceanfront
- Modern Style
- Turn-Key
- 0.75 Acres
- 4,300 SF+/-
- 4 Bedrooms
- 4 Bathrooms
- Central Air
- Heated Salt Water Custom Pool
- Custom Landscape
- Enhanced Insulation Package

## DESIGNED + CRAFTED BY AN A-LIST TEAM

### ARCHITECT

A+M+L ARCHITECTURE  
AML-ARCHITECTURE.COM

### BUILDER

GREG D'ANGELO CONSTRUCTION  
GDCBUILD.COM

### INTERIOR DESIGN

STELLE LOMONT ROUHANI ARCHITECTS  
STELLECO.COM

## INSULATION + MECHANICAL

- Double Spray Foam Insulation Throughout
- Triple Spray Foam Insulation Underneath House
- New Heating and Air Conditioning by Kolb

## EXTERIOR

### Decking

- Mahogany Decking - Treated Annually

### Pool

- Custom Built Heated Gunite Salt Water Pool with Waterfall Feature Spa by Guillo Pools
- Limestone Pool Steps and Surroundings
- Fully Automated Touch Screen Control- Temperature, Timer, Spa- Remote Access

### Landscape

- Mature Specimen Plantings: Hollywood Junipers, Bayberrys, Black Pine
- Underground Multi Zone Irrigation System
- Modern Design - No Gutters and Leaders

## INTERIOR FEATURES

### Window and Door Package

- Miami Dade County Certified Hurricane Rated Triple Pane Window and Doors with UV Protective Tint
- Front Door is Custom Made Out of Mahogany

### Flooring

- New Flooring: 8” Wide Plank Rift and Quartered French White Oak, 15' Lengths
- Floating Floor with Slight Reveal Detailing

### Lighting

- Flush LED Lighting Throughout

### Electronic Shades

- New Motorized Black Out Shades Throughout

### AV Control

- Control 4 System Fully Integrated
- Remote Access

### Sound Systems

- Multi Zone Flush Mount Top of the Line Speaker System Throughout
- Home Theatre Features a 9 Speaker Surround Sound System with Custom Speaker Bar Built into Marble Television and Fireplace Surround

### Security System

- Top of the Line Security System- Cameras, Heat, Motion, Carbon Monoxide
- Flood and Water Detection System
- Remote Access

### Kitchen

- Kitchen Marble: White Statuary Marble and Calcutta Gold
- Kitchen Appliances: Bertazzoni and Viking
- Kitchen Fixtures: Dornbracht
- Zero Profile Custom Made Sink

### Bathroom Features

- Fine Marble Selection includes: Greek Pure White Thassos Marble
- Fixtures include: Dornbracht, Gessi, Keuco, Wet Style, Duravit and Philippe Sarck by Duravit
- Master Features: Wet Style Bath Tub, Faucets by Gessi, Rain Head and Hand Held Shower, Duravit Toilets, Bedet and Dual Sinks, Mahogany Wood Walls, Custom Countertop and Shelves and Grey Stone Frosted Glass Shower



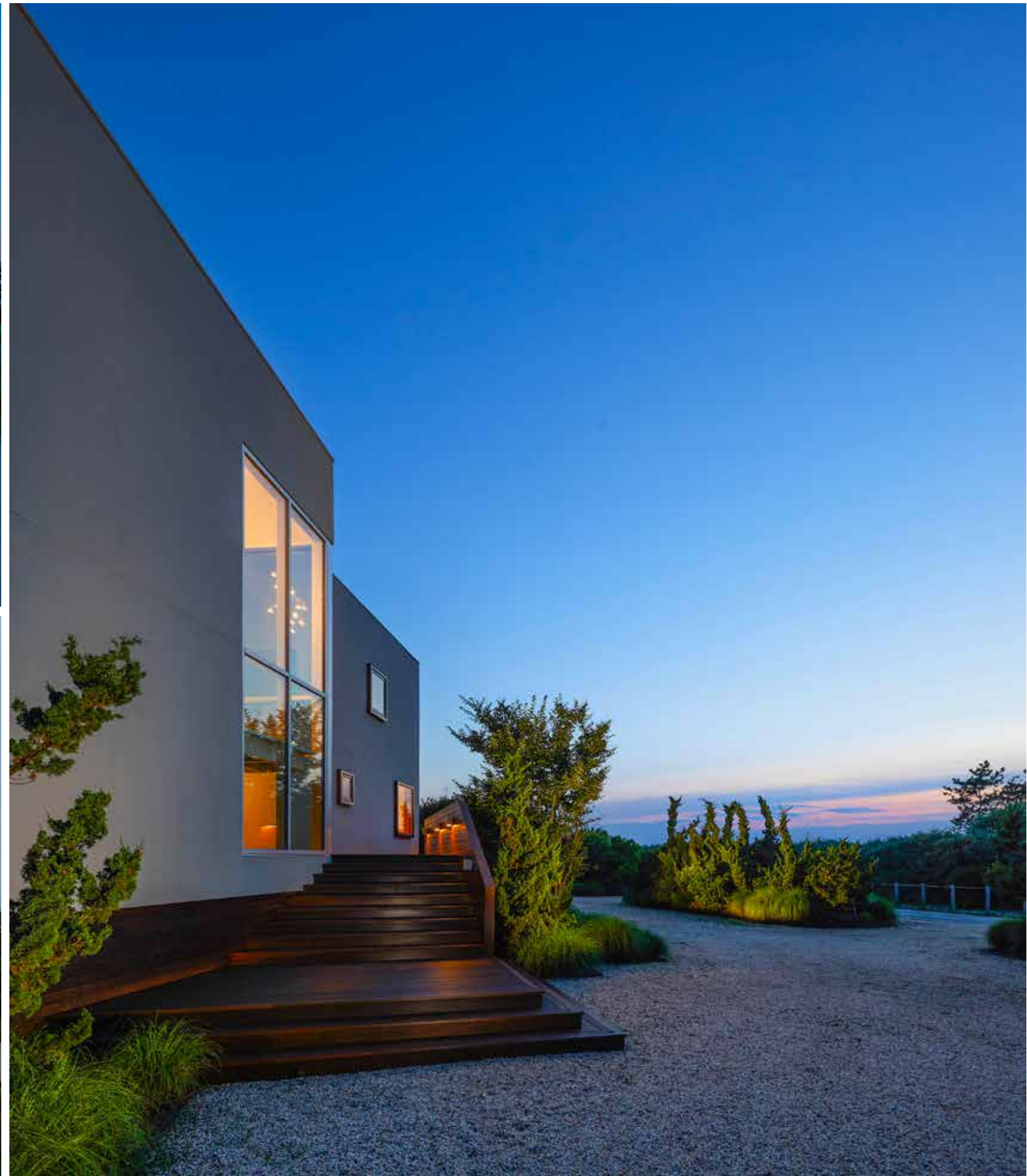
# MASTERFULLY DESIGNED

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This 4,300 square foot modern dwelling was masterfully designed to ensure the views of the breaking ocean waves were elegantly framed and captured from every room in the home; a treat that is only obtained on a select few oceanfront properties in the Hamptons.











## OCEANFRONT LIVING

The grounds are adorned by custom landscape details and specimen plantings, inspired by one of the world's leading golf courses. The pool was custom constructed and includes an overflow spa and wading area that helps to enhance the experience of taking in the view of your very private beach. Additional verdant lawn space graces the southern side of the home, acting as the perfect place for outdoor beachfront entertaining.





## OCEANSIDE POOL

The pool was custom constructed and includes an overflow spa and wading area that helps to enhance the experience of taking in the view of your very private beach.





## OCEANSIDE SPA









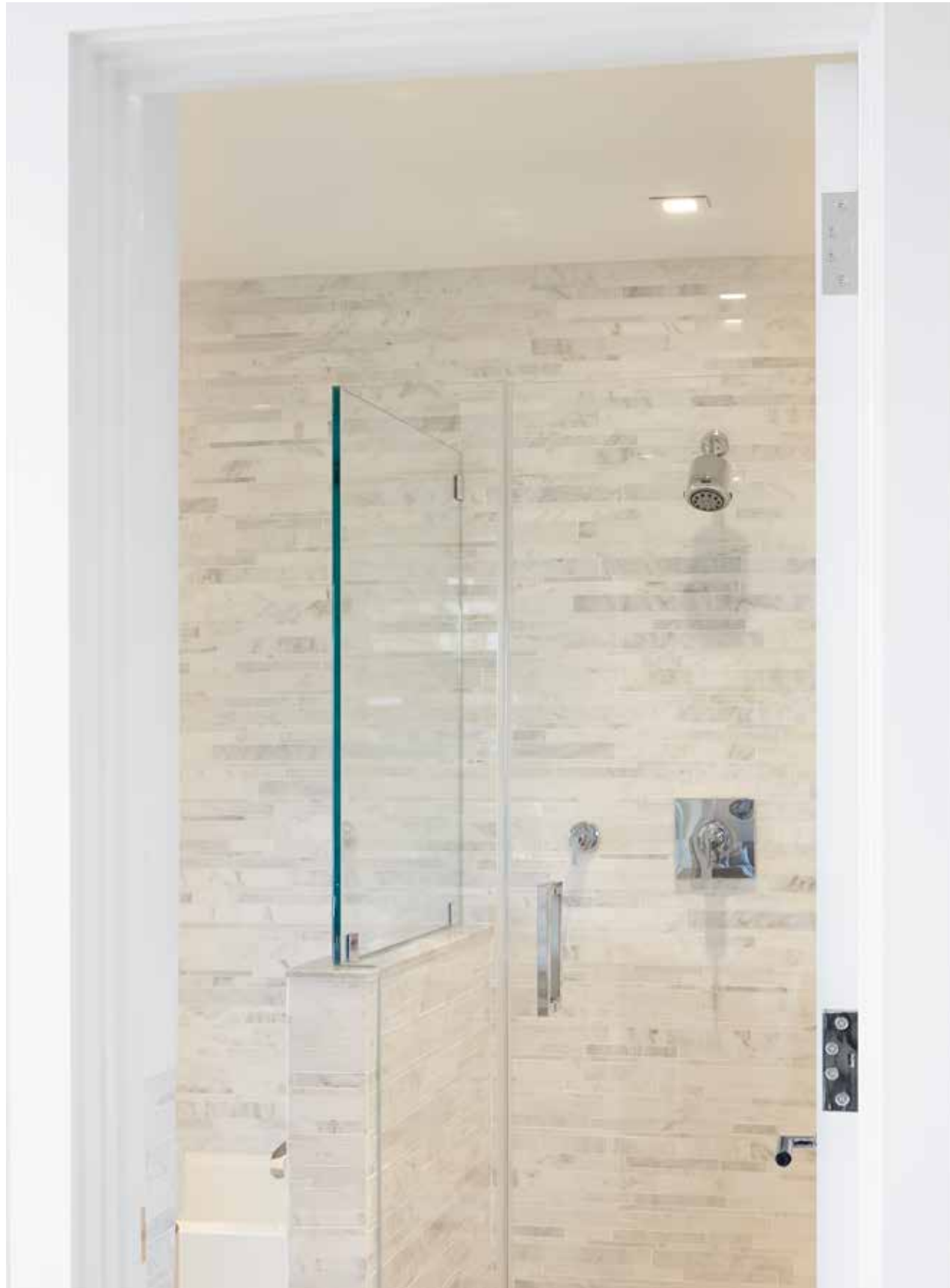


# DEN/MEDIA ROOM

The home theatre features a 9 speaker surround sounds system with a custom speaker bar, built into marble television and fireplace surround. The room also features an en-suite with additional ocean views.









# DINING ROOM

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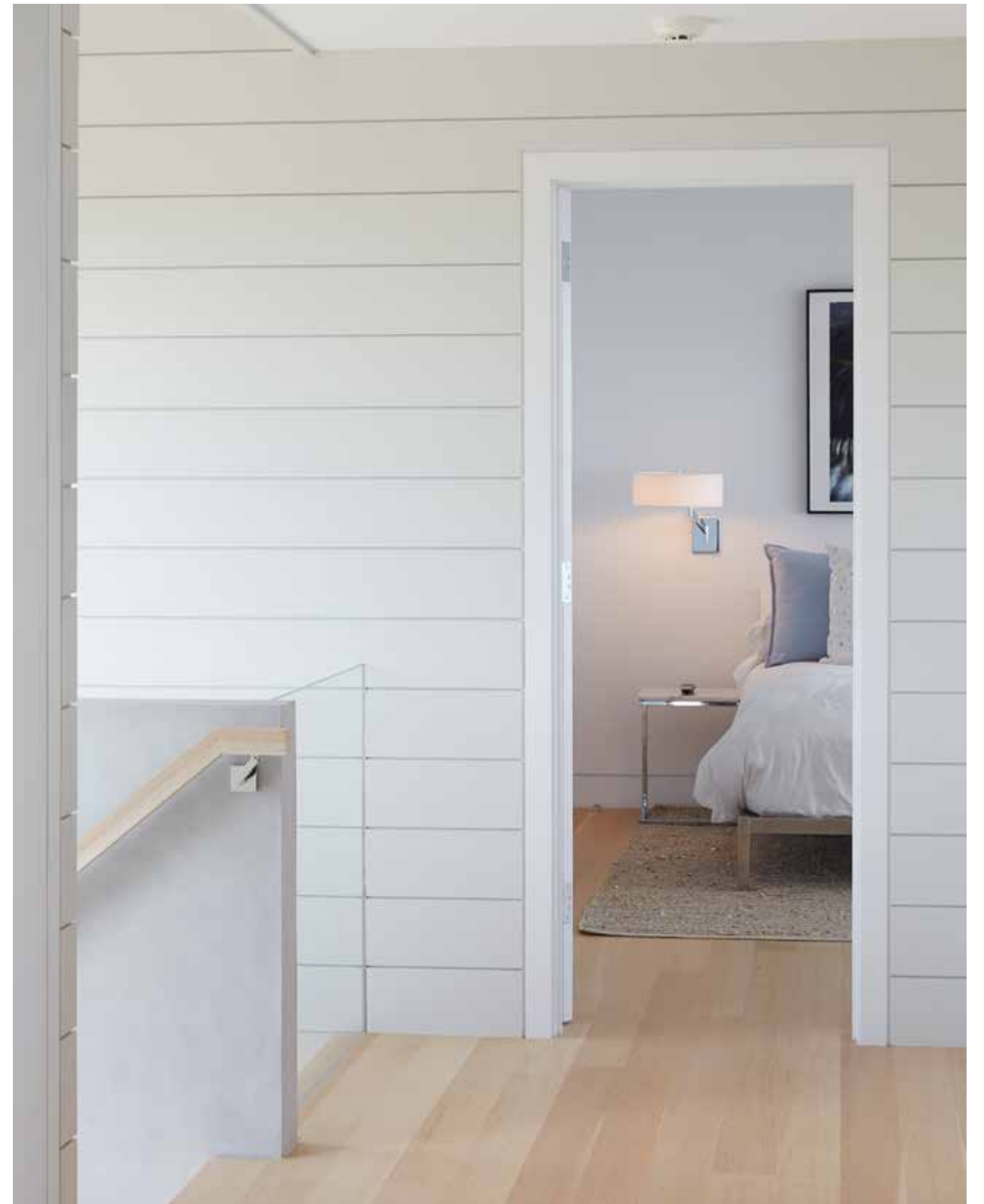




## KITCHEN

The custom kitchen is adjacent to an oversized living room, which leads way to a large covered porch, or the media and entertaining wing of the home. The kitchen features full height windows offering views of the ocean, white Statuary marble and Calcutta gold marble, Bertazzoni and Viking appliances, Dornbracht fixtures and a Zero Profile custom made sink



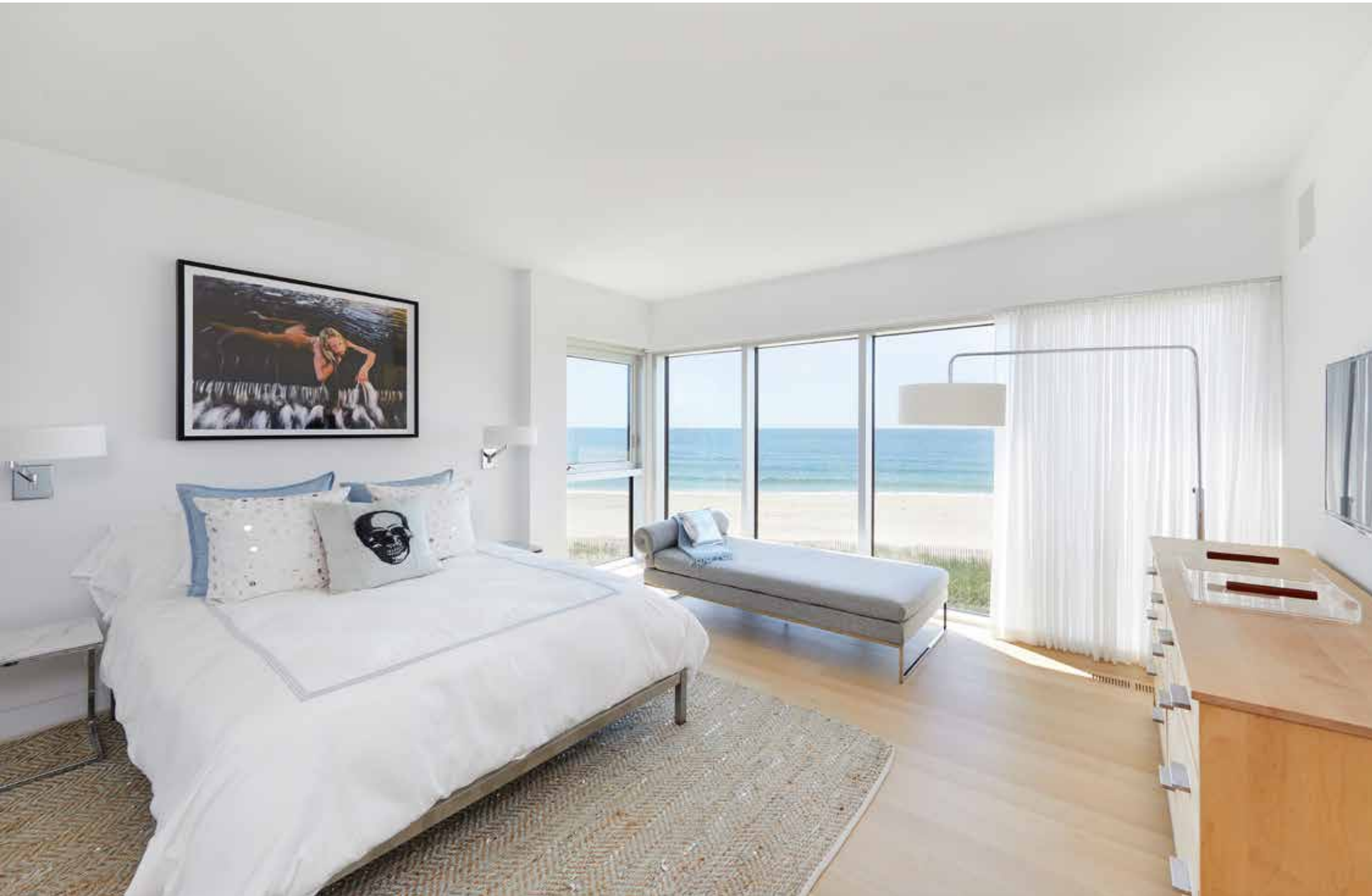


## JR. MASTER SUITE

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The Junior Master Suite offers full height windows overlooking the ocean and an en-suite featuring a Greek Pure White Thassos Marble countertop, wet style bathtub and glass enclosed shower.





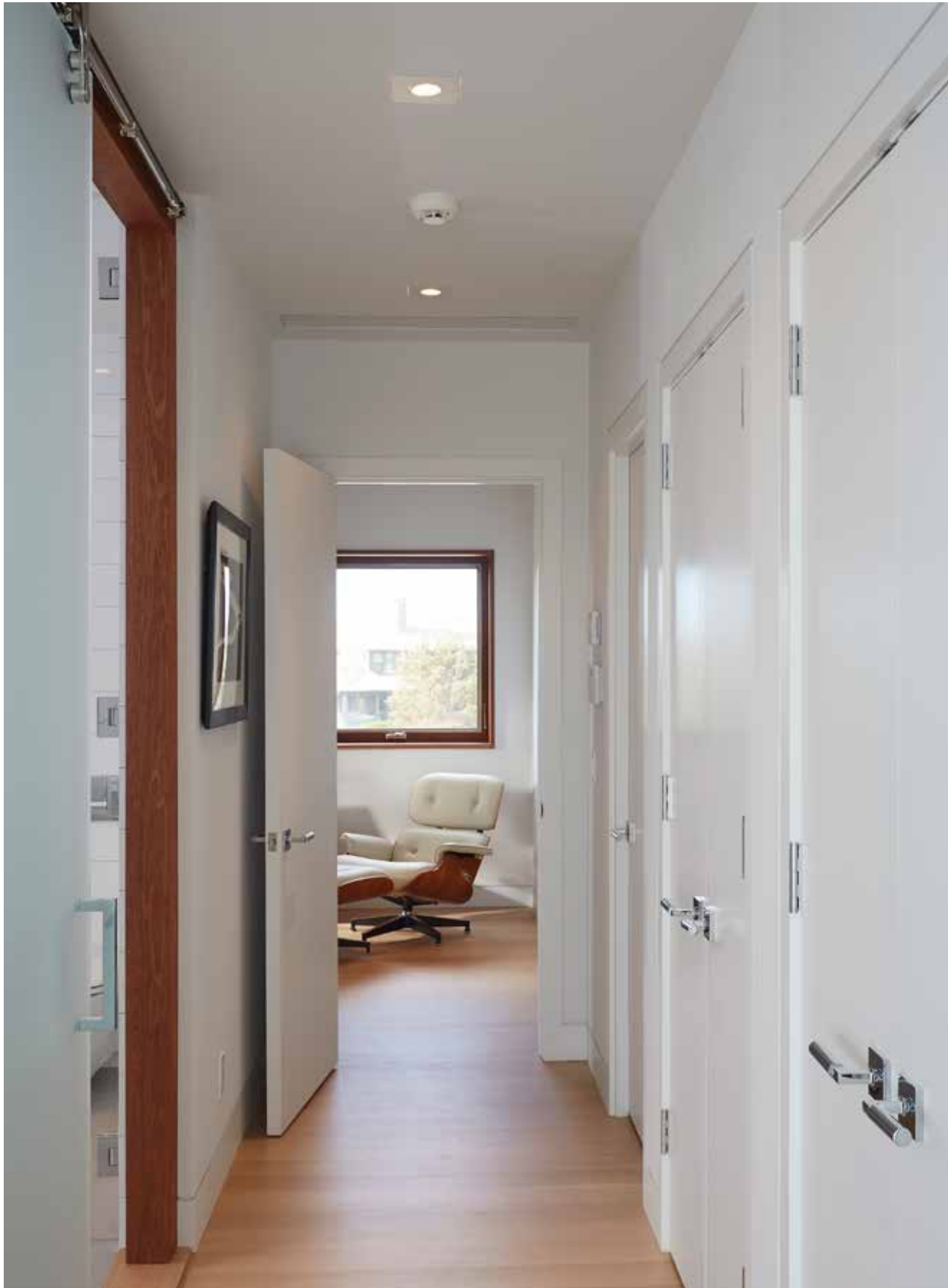


# MASTER SUITE

The master suite encompasses an entire side of the home, complete with spa inspired bathroom and personal living room.







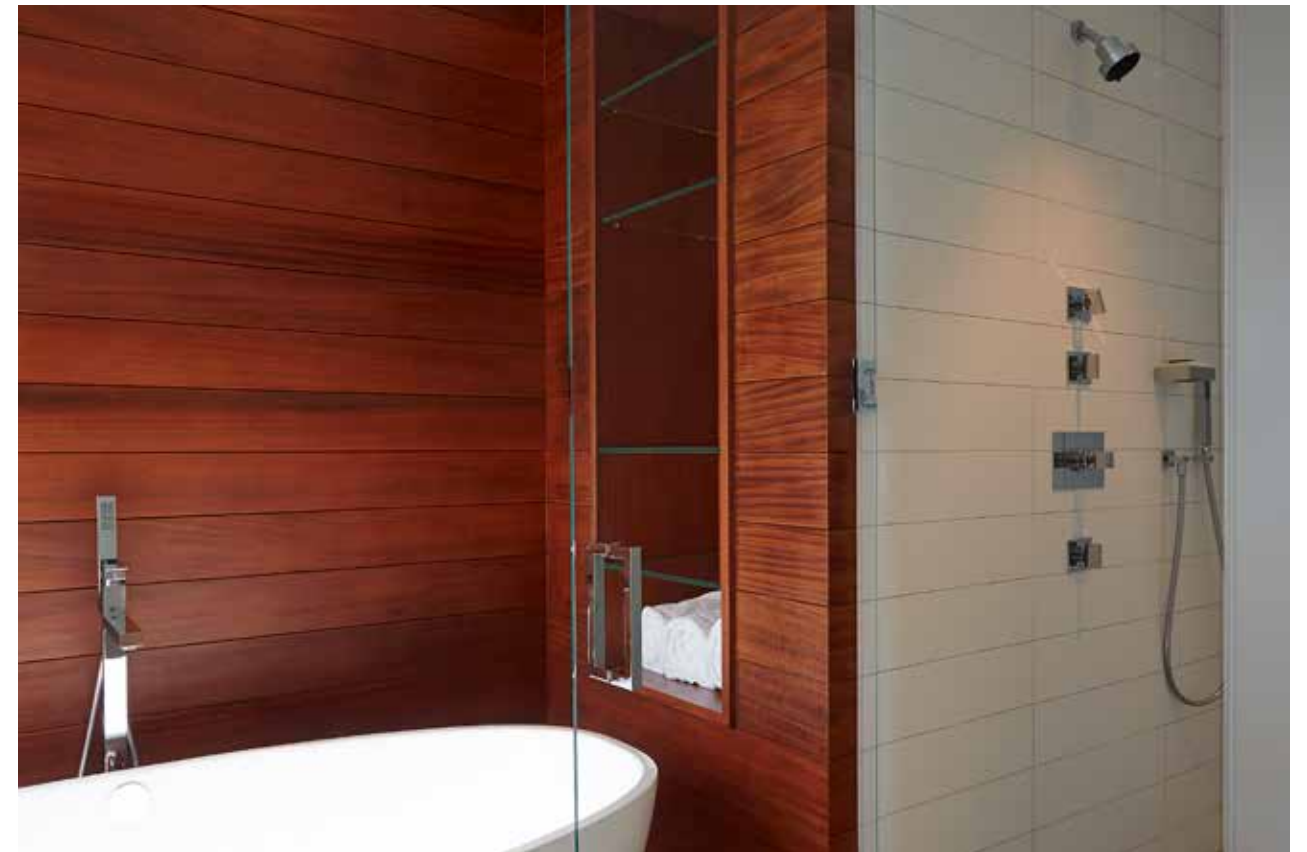


## MASTER EN-SUITE

The master en-suite is inclusive of his and hers bathrooms and walk in closet. The bathrooms feature a wet style bath tub, faucets by Gessi, rain head and hand held shower, Duravit toilets, Bedet and Dual sinks, mahogany wood walls, custom countertops and shelves and a grey stone frosted glass shower.











## GUEST ROOMS

In addition to the master and junior suites there are two guest bedrooms on the second level offering water views.



# LANDSCAPE DETAILS

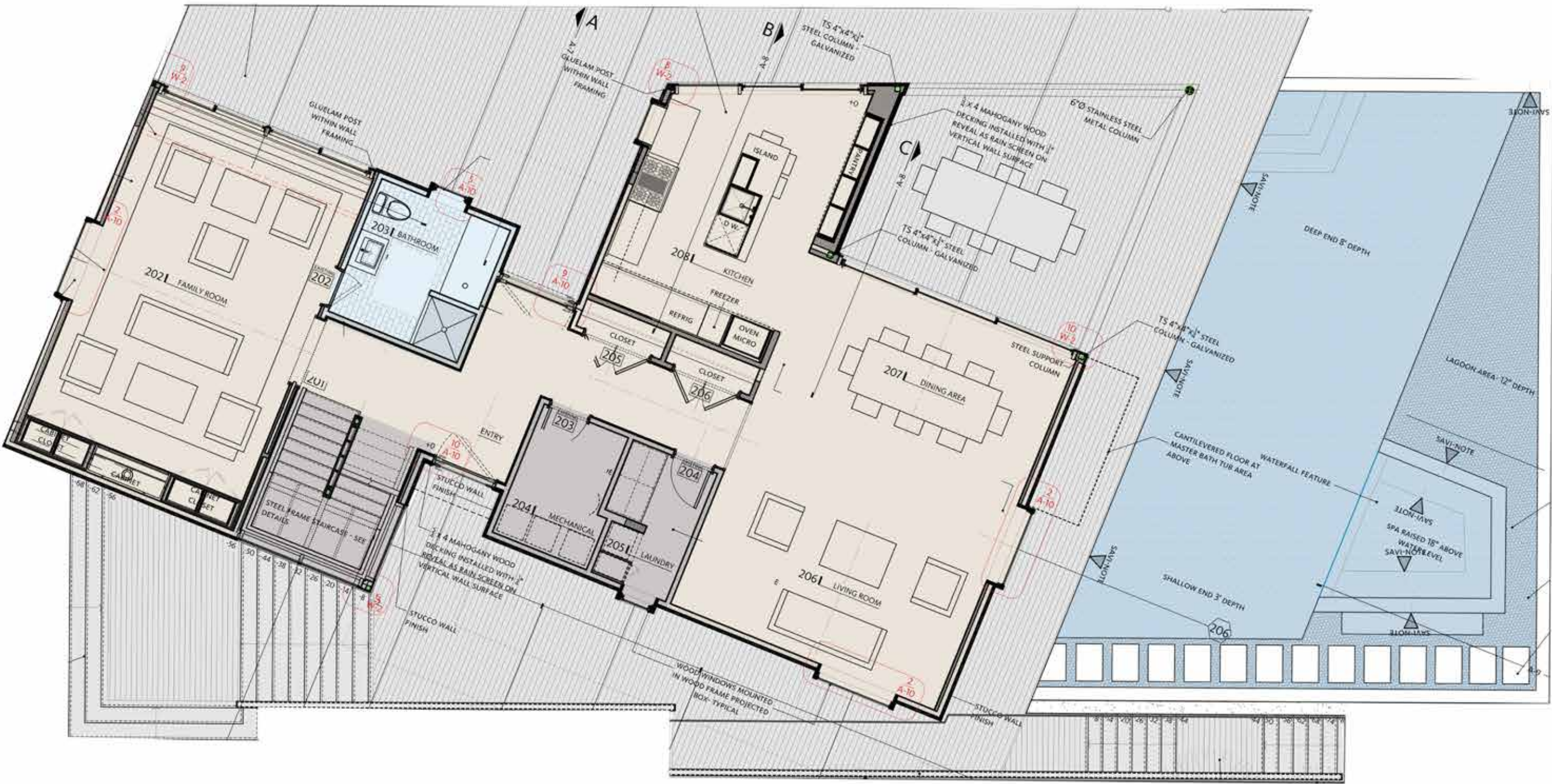
The grounds are adorned by custom landscape details and specimen plantings, inspired by one of the world's leading golf courses.





# FIRST LEVEL

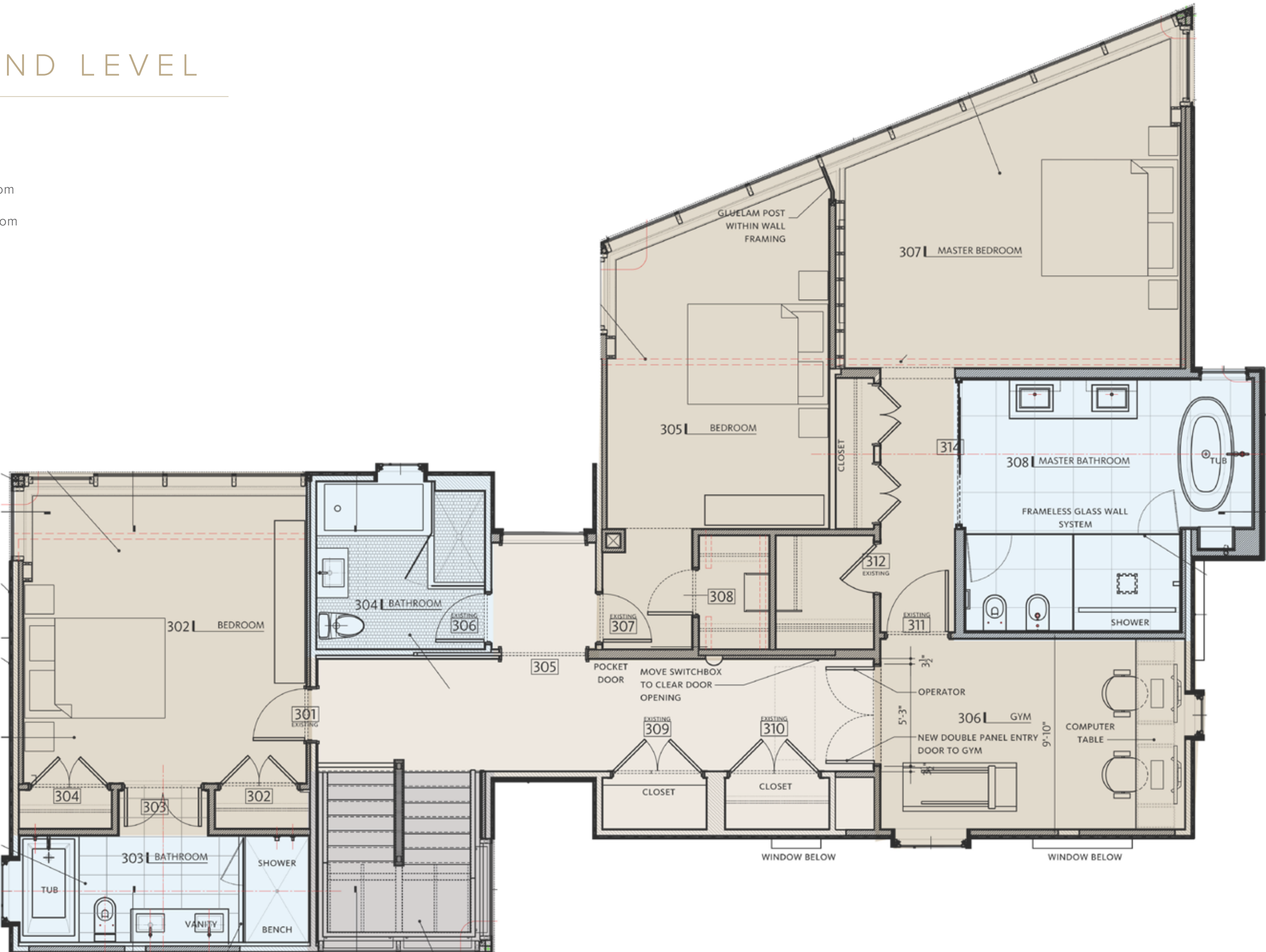
- Den/Media Room
- Dining Room
- Living Room
- Bathroom





# SECOND LEVEL

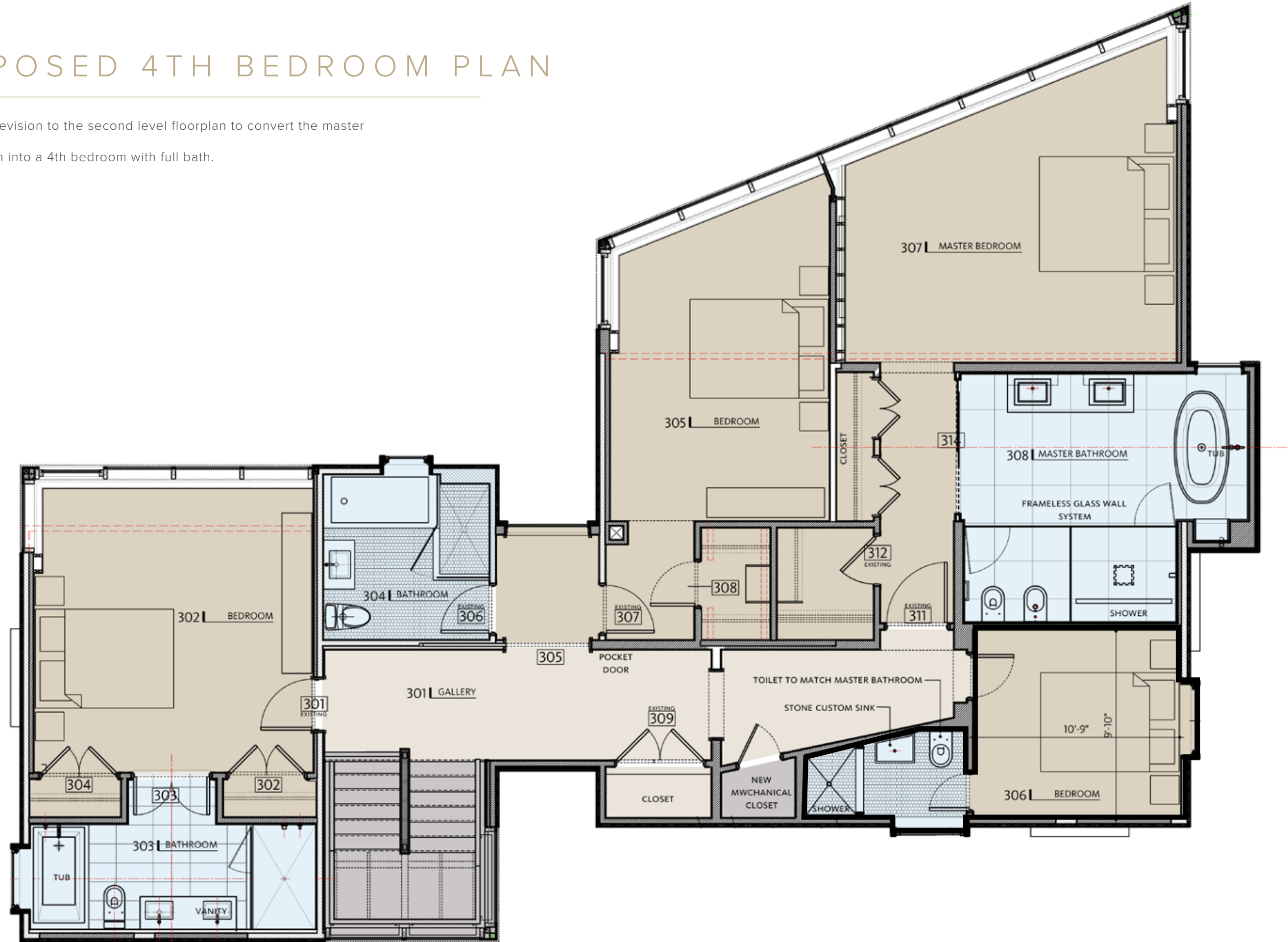
- Master Suite
- Junior Suite
- Guest Bedroom
- Guest Bathroom





# PROPOSED 4TH BEDROOM PLAN

- Proposed revision to the second level floorplan to convert the master sitting room into a 4th bedroom with full bath.











DANIELS LANE











*BESPOKE*<sup>™</sup>  
R E A L E S T A T E

FOR MORE INFORMATION, PLEASE CONTACT  
BESPOKE REAL ESTATE'S PORTFOLIO MANAGEMENT TEAM

631.500.9030

[PORTFOLIOMANAGER@BESPOKEREALESTATE.COM](mailto:PORTFOLIOMANAGER@BESPOKEREALESTATE.COM)

[BESPOKEREALESTATE.COM](http://BESPOKEREALESTATE.COM)