



THE TEAM

This new construction estate with unparalleled details was masterfully created by a team of the most sought after professionals in their fields.

JAY BIALSKY

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 three 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. Building no more than two homes a year, he assures the quality and custom details that have vaulted him to the top of the high-end Hamptons marketplace. 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.

Jay's extensive experience also makes him a sophisticated Hamptons waterfront buyer with unique knowledge of how to navigate the various issues surrounding waterfront construction in order to optimize the best product within existing restrictions.

VAL FLORIO ARCHITECTS

VALFLORIO.COM

Val Florio Architect is located in Sag Harbor, New York. The scope of work provided by Val Florio Architect reflects the authenticity of modem shingle style architecture. With over twenty five years of experience, Florio has designed many outstanding waterfront homes which respectfully contribute to the coastal serenity of eastern Long Island. Each design is carefully considered in providing the ideal use of the site and its natural surroundings. Attention to detail is a priority during each phase of design and construction. Form and function are merged with substance and style to ensure that every project has a unique personality. Each project is carefully managed so that expectation of the client is met within a timely and cost effective manner.

GRADE NYC

GRADENYC.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.

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ATFIRST GLANCE

\$22,995,000 WEB#50359

12,000 sq ft +/-

3.3 Acres

1/2 Mile from Ocean

8 Bedrooms

8 Full 3 Half Bathrooms

60x120 Sunken Har-Tru Tennis Court

Custom Geometric Free Form Heated Gunite Pool

Pool House

Outdoor Kitchen & Bar

Wine Cellar & Tasting Room

Home Theatre

Home Gym



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PROPERTY FEATURES

New Construction Estate with Unparalleled Details Presented by J. Bialsky

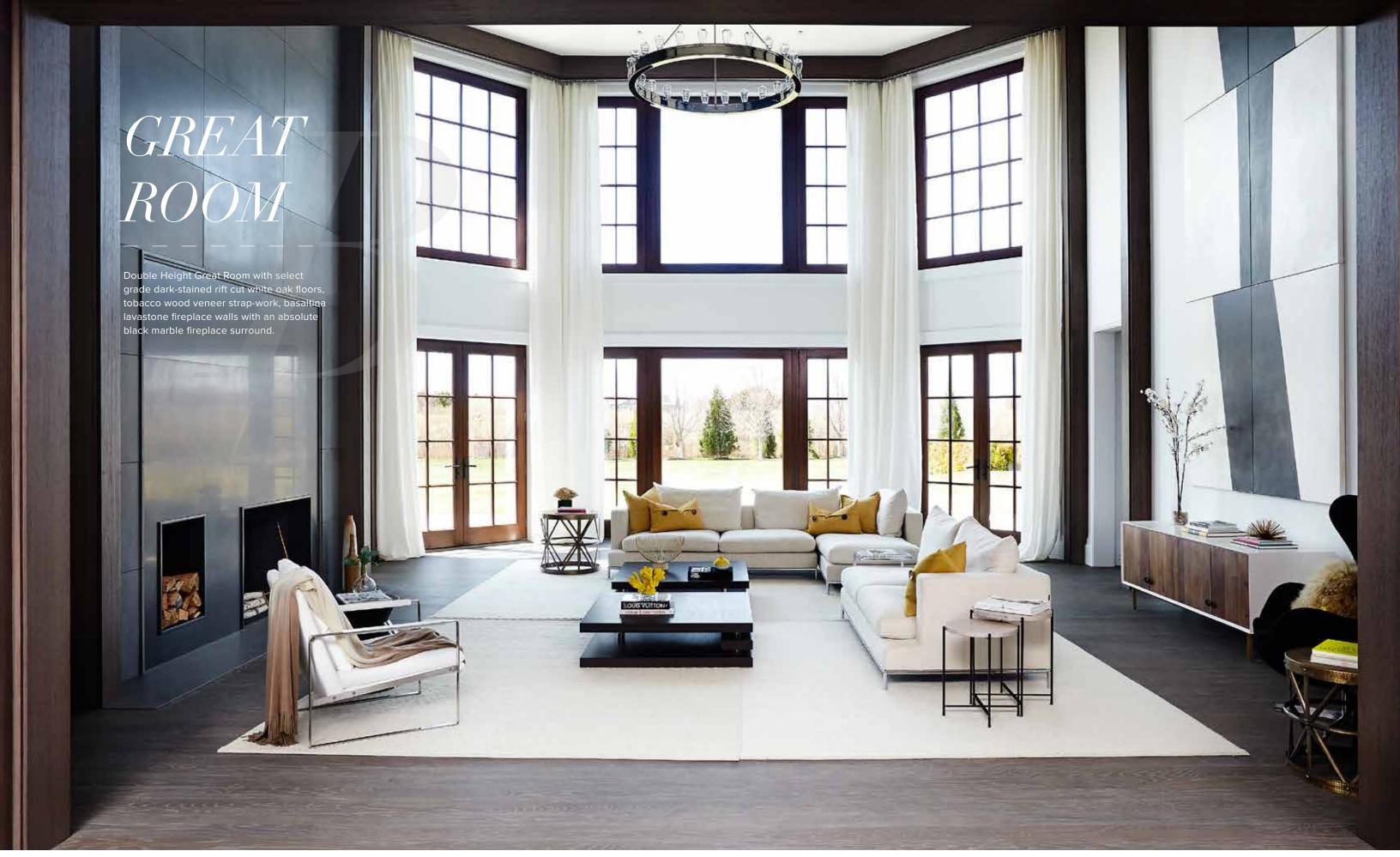
- Western oriented three-acre lot, abutting reserve on two sides in Sagaponack South
- Half-mile walk to two of the Hamptons' premier ocean entries; Gibson Beach & Sagg Main
- 8,000 SF +/- on the first and second floors, plus an additional 5,000 SF +/- in the lower level. Totaling 13,000 SF +/-
- 8 bedrooms plus generous staff quarters
- 9 full and 3 half bathrooms adorned with handpicked, imported slabs and top of the line fixtures
- 5 fireplaces
- 3 floor elevator
- 20x15.8' dining room
- Master bedroom with his and hers' dressing rooms.
 Master bath features a silver travertine floor, shower and tub. The floor bands & counters are basaltina lavastone. The shower niche has back-painted glass. Custom spray lacquered cabinet panels and oil rubbed bronze pulls
- 23x29.5' Double Height Great Room with select grade dark-stained rift cut white oak floors, tobacco wood veneer strap-work, basaltina lavastone fireplace walls with an absolute black marble fireplace surround

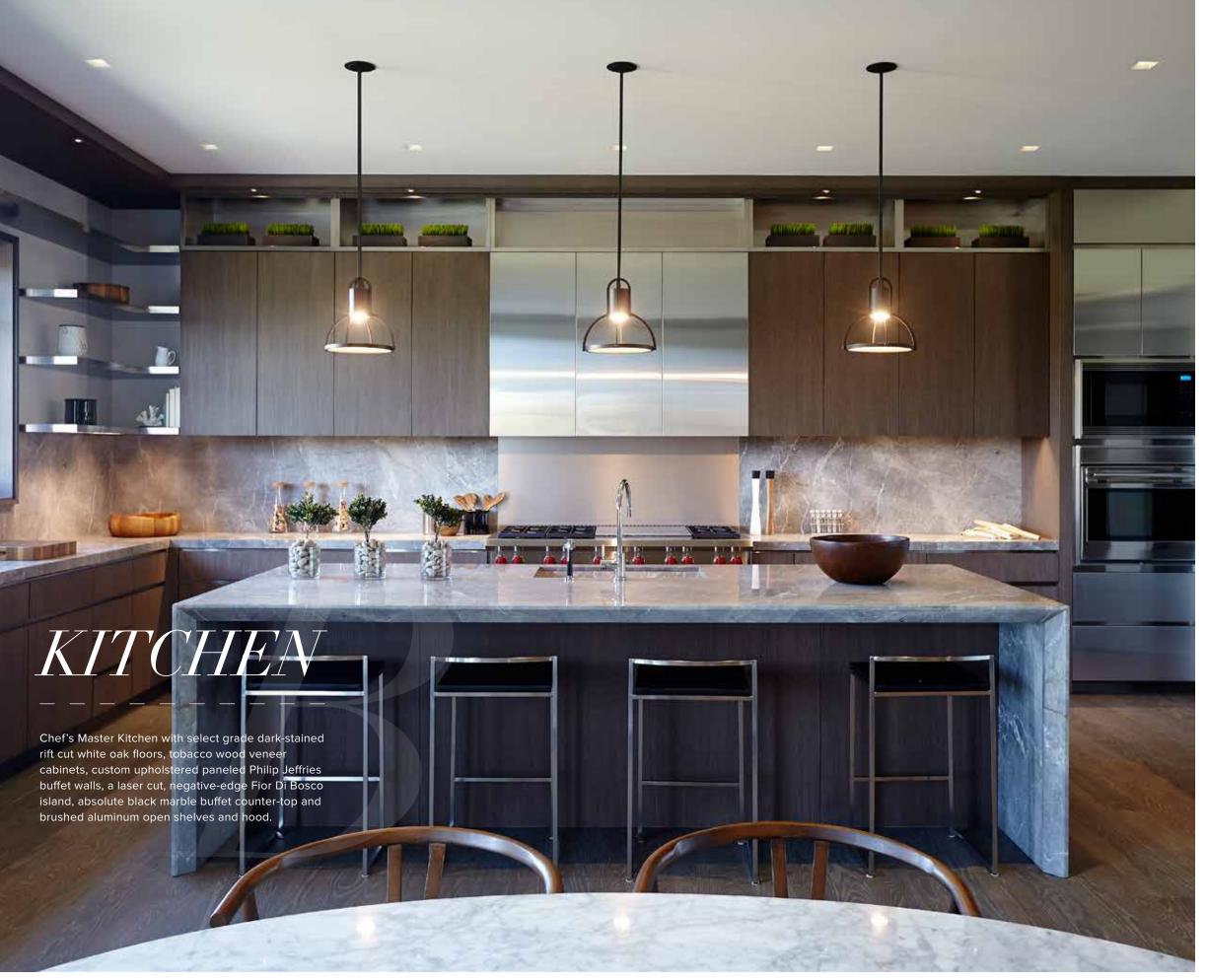
- 7.1x22.8 Chef's Master Kitchen with select grade dark-stained rift cut white oak floors, tobacco wood veneer cabinets, custom upholstered paneled Philip Jeffries #5458 buffet walls, a laser cut, negative-edge Fior Di Bosco island, absolute black marble buffet counter-top and brushed aluminum open shelves and hood
- Butler's pantry with similar kitchen detail and Miele Espresso machine
- Lower level includes bunk bedroom, family room, fully outfitted gym with glass doors, rubber flooring, top of the line AV equipment and cove lighting in the ceiling, one of a kind two-tier theater with cove lighting, custom paneling, and outfitted for custom seating, massive wine room with a separate temperature controlled wine cellar with tasting area
- 16 +/- zone geothermal HVAC System
- Three car garage that can accommodate lifts
- Custom cerused oak floors
- Savant home automation system to control lighting, temperature, shades, audio, video & security
- Custom mahogany TW Finestra Mahogany tilt & turn windows & doors

- Custom mill work throughout
- Dornbracht and LeFory Brooks plumbing fixtures
- Miele, Wolf, Sub Zero appliances
- 3 Sets of washers and dryers: 2 sets in main house &1 set cabana
- Central Vacuum
- 800 amp electrical with whole house generator
- Copper leaders and gutters
- Wine Cellar & Tasting Room with tobacco wood veneer cabinets, oil rubbed bronze pulls, tempered glass panels & dark gray mirror panel bar mirrors with back lighting and clear glass paneled humidor
- Clear Cedar fascia & soffits
- Extensive soundproofing throughout
- 26.11x21.9 One of a kind movie theatre illuminated with cove lighting and outfitted for custom made furniture
- Home gym with custom cove lighting, floor to ceiling mirrors and matted floor

OUTDOOR SPACE

- Custom geometric free form heated gunite pool offering a variety of activities, a lap pool and a large deep end with benches and 8x8 spa
- Cabana with full bathroom, changing room, Laundry Room, Outdoor Shower
- 60x120 Sunken Har-Tru Tennis Court with Englishstyle step downs
- Outdoor kitchen and bar with pergola dining area with top of the line Kalamazoo Grill and appliances
- Outdoor masonry fireplace
- Professional landscaping
- Ample parking









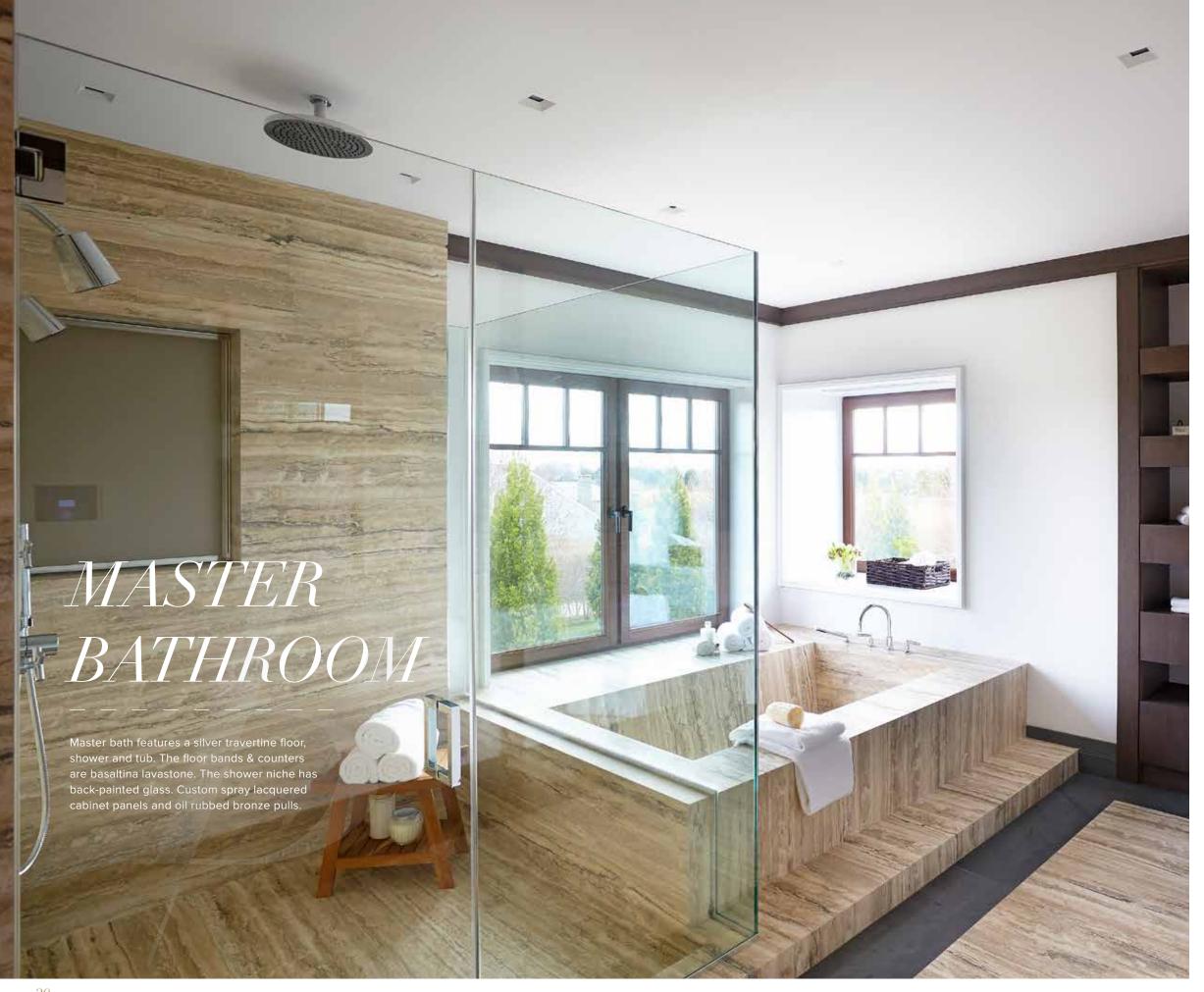








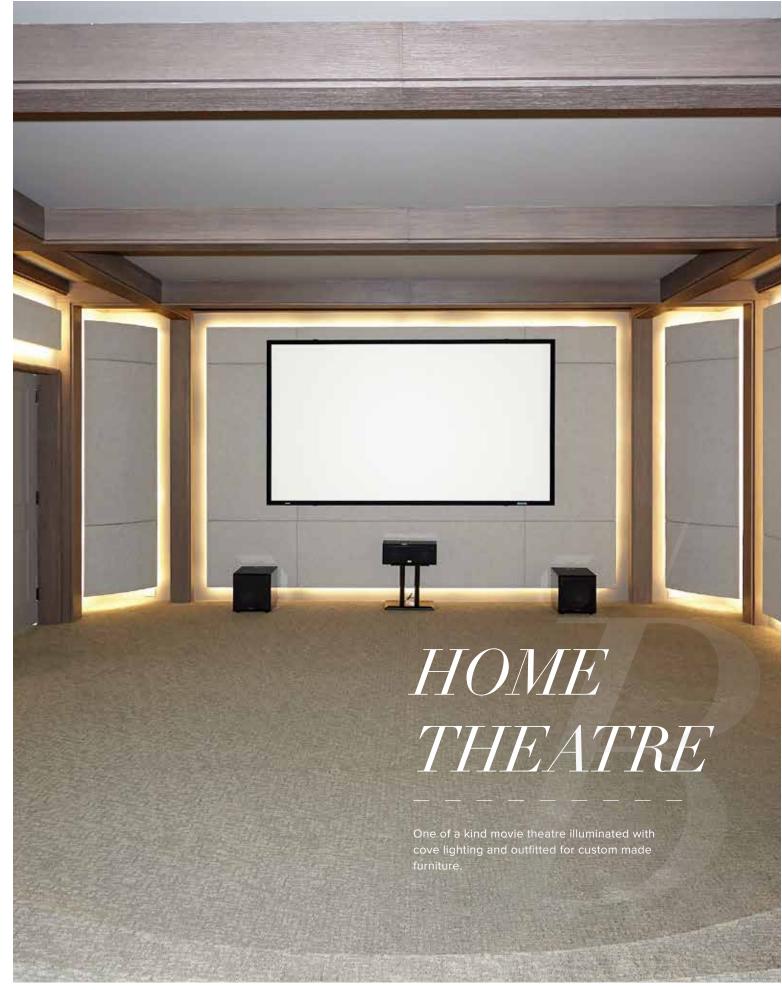




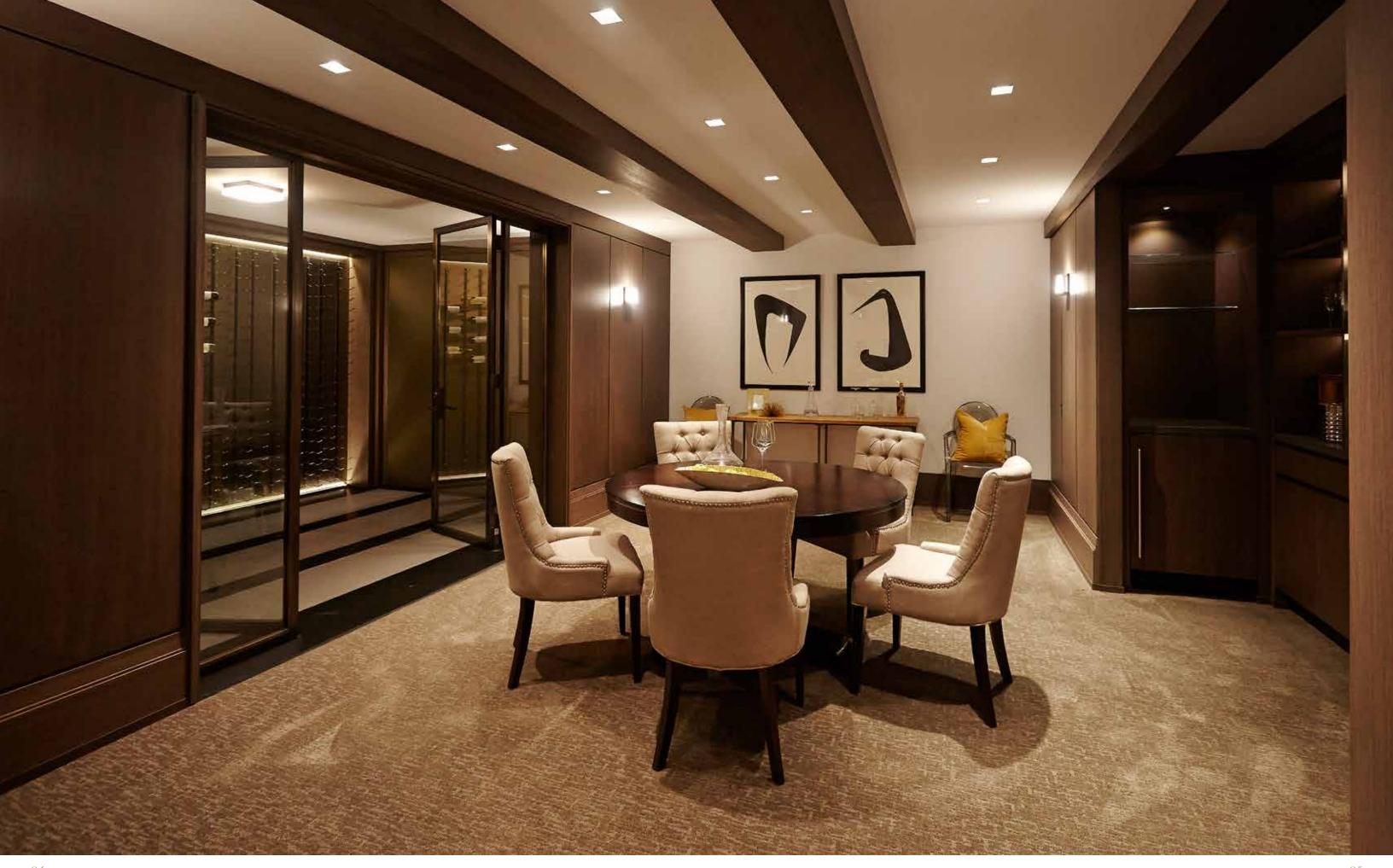


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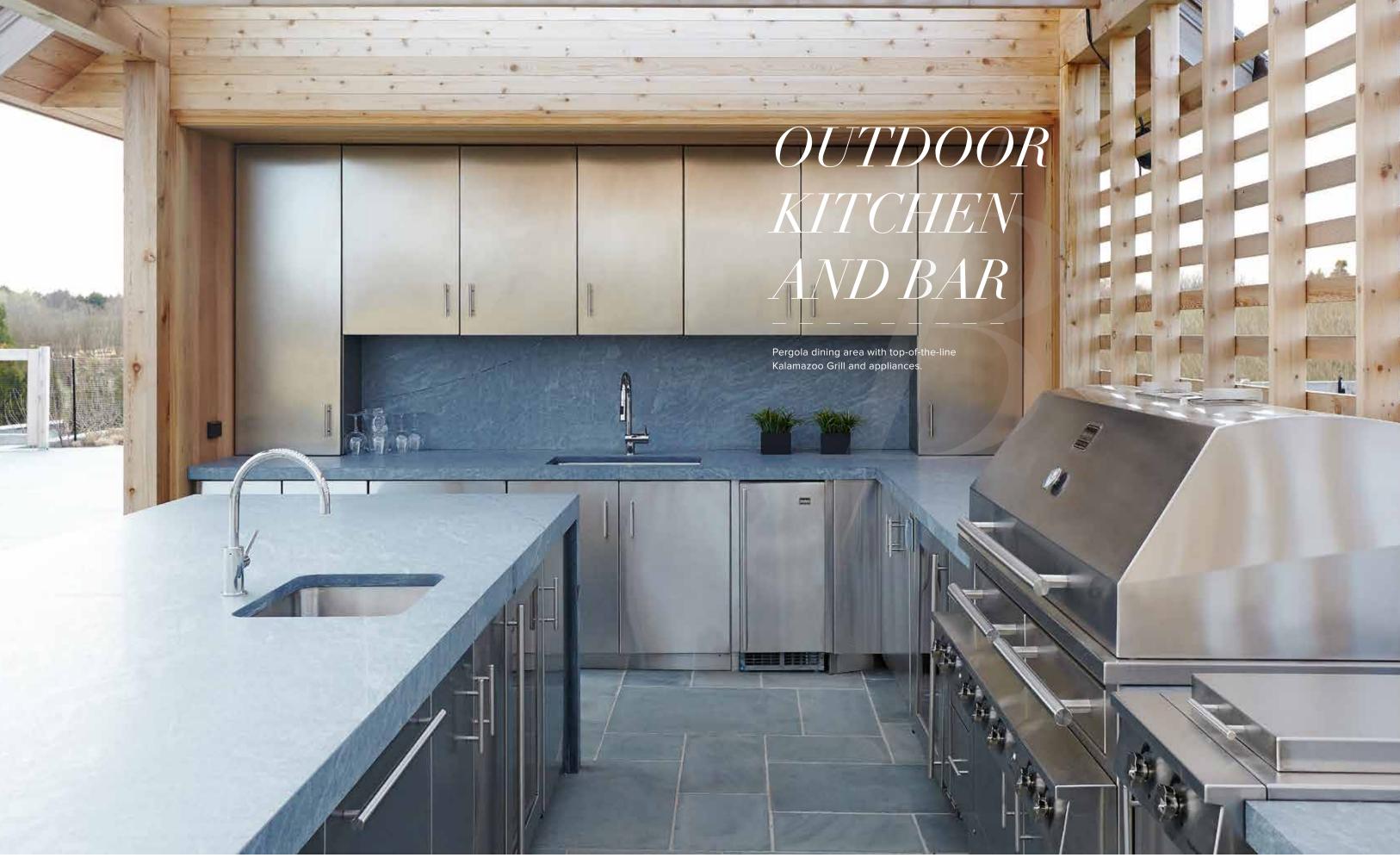




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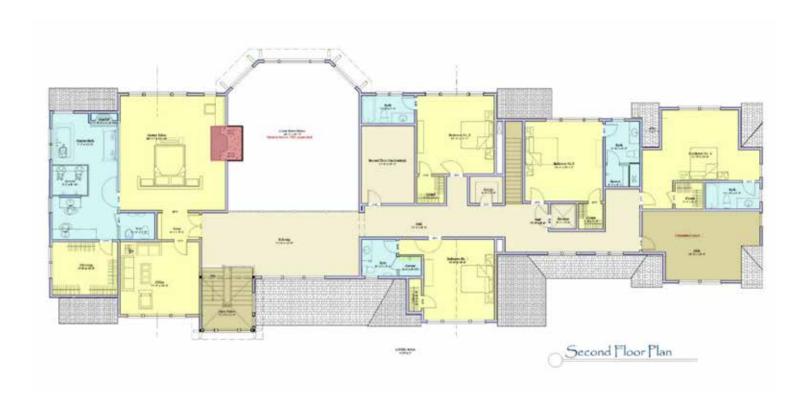




FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



SURVEY









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