

90
FAIRFIELD POND LANE
SAGAPONACK
NEW YORK



New construction estate perfectly situated in Sagaponack South offering the pinnacle of Hamptons luxury.



*BESPOKE*TM
REAL ESTATE

NEWLY CONSTRUCTED 10,000SF+/- ESTATE
SITUATED IN THE HEART OF SAGAPONACK JUST
A SHORT DISTANCE TO SOME OF THE HAMPTONS
MOST SOUGHT AFTER BEACHES





90 FAIRFIELD POND LANE

SAGAPONACK, NEW YORK

Sagaponack is one of the Hamptons most coveted and desired destinations. A newly constructed property such as this, with close proximity to the ocean graced with luxury and masterful touches, is an even further highly desired summer oasis. This pure bliss three level home, built in 2016 on 1.4 acres, was designed by Abraham Development and features nearly 10,000 SF, 7 bedrooms and 9.5 baths. An elevator can reach all three levels, while the master bedroom suite is privately nestled in the uppermost level and features stunning views of the expansive rear yard.

The main level's customized kitchen is more than grand with its custom paneled ceilings, custom cabinetry, deluxe Wolf range, and top of the line appliances. The limestone fireplace in the living room and family room will keep any chill away and adds a perfect ambiance for family and guests as you lead them into the large dining room, one that is nearly 20' x 17' for more formal entertaining.

The lower level consists of two luxurious en-suite bedrooms, steam room, sauna, gym, recreation room, media center and wine cellar. The desirable expansive rear yard features a 25' x 50' heated Gunite swimming pool with a built in spa, tennis and basketball court. Additional outdoor amenities include an outdoor shower, kitchen and a superb vegetable garden for the inspired chef. Privacy by means of the mature and meticulously maintained flora, fauna and perfectly hedge-lined perimeter.

FOLLOW THIS PROPERTY ON INSTAGRAM

[#90FairfieldPondLaneSagaponack](#)

FEATURES & AMENITIES

90 Fairfield Pond Lane, Sagaponack, NY
\$10,900,000 EXCLUSIVE WEB# 43503

OVERVIEW

- 1.4 Acres
- 9,900 SF +/- (Inc. Lower Level)
- 7 Bedrooms
- 9 Full & 1 Half Bathrooms
- Wine Cellar
- Media Room
- Gym
- Sauna
- Steam Room

FINISHES & APPLIANCES

- Open Cell Foam Insulation System
- HVAC System with High-Efficiency Gas Fired Support System
- High Efficiency Gas Hydronic Coli Heating and Air Conditioning System
- Custom Marvin Ultimate Insulated Windows
- 12’ Poured Concrete Foundation
- Custom Vanities
- Paneled Bathrooms with Stone Tiled Floors/Walls
- 8’ Raised Panel Custom Solid Core Doors 2.25

- Omnia Door Hardware
- Designer Plumbing Fixtures by Dornbracht, Lefroy Brooks, Waterworks, Duravit, Toto & Franke Central Vacuum System
- Copper Gutters & Leaders
- Irrigation System
- Asphalt with Stone Finish Driveway & Steel Curbing
- Landscaping plan by The Laurel Group
- Suggested Furniture Plans by Arthur Dunnam
- Stereo Throughout. Pre-wired for Control 4 or Savant

MAIN HOUSE SPECIFICATIONS

- 7 Bedrooms (2 in Lower Level)
- 9 Full & 1 Half Bathrooms
- Paneled Entry Hall (25’ x 13’)
- Family Room with Limestone Fireplace
- Breakfast Room
- Formal Dining Room (19’ x 17’)
- Mud Room
- Laundry Room with Double Stacked Washer/Dryer

FIRST FLOOR

- Double Height Entry Foyer
- **Living Room with:**
Limestone Fireplace which Leads Out to a Covered Porch with Outdoor Fireplace and T.V. Connection
- **Custom Built Kitchen (25’ x 18’6”) with:**
—Glassos Kitchen Counter Tops
—Coffered Ceilings
—Butler’s Pantry
—Custom Built Kitchen Cabinetry
—Wolf 60” Range & Matching
—Stainless Steel Hood
—Wolf Microwave
—Triple Sub Zero Refrigerator
—Freezer & Wine Unit
—Miele Built-in Coffee System
—Miele Dishwashers
- En-suite First Floor Junior Master Bedroom and Bath
- Formal Dining Room
- 2.5 Car Garage

SECOND LEVEL

- **Master Bedroom Suite with:**
Limestone Mantel Fireplace, Outdoor Roof Deck, Master Bathroom all White Dolomite Marble with Radiant Heat & Steam Shower, Make-Up Area for Her and Oversized Walk-in Closet (Closet big enough to be divided)

- 3 Additional 2nd Floor Bedrooms each with Private Bathroom
- Laundry Room

LOWER LEVEL

- Space with Gym
- Sauna
- Steam Room
- Recreational Room
- Media Room
- Wine Room
- 2 Bedrooms
- 3 Full Bathrooms

EXTERIOR FEATURES

- Tennis & Basketball Court
- Heated Gunite Pool & Spa
- Outdoor Kitchen
- Bluestone Patios
- Perfectly Matured & Manicured Hedgeline Property





FOYER

Grand double height entry foyer gives way to a spacious main level which features the living room, family room, formal dining room, custom kitchen, butler's pantry, and jr. master bedroom.

DINING ROOM

The formal dining room is nearly 20'x17', perfect for entertaining.



KITCHEN

The custom built kitchen features custom paneled ceilings, custom cabinetry, deluxe Wolf range, and ultra top of the line appliances.



LIVING ROOM

Living room features a limestone fireplace and leads out to a covered porch with an outdoor fireplace and T.V. connection.





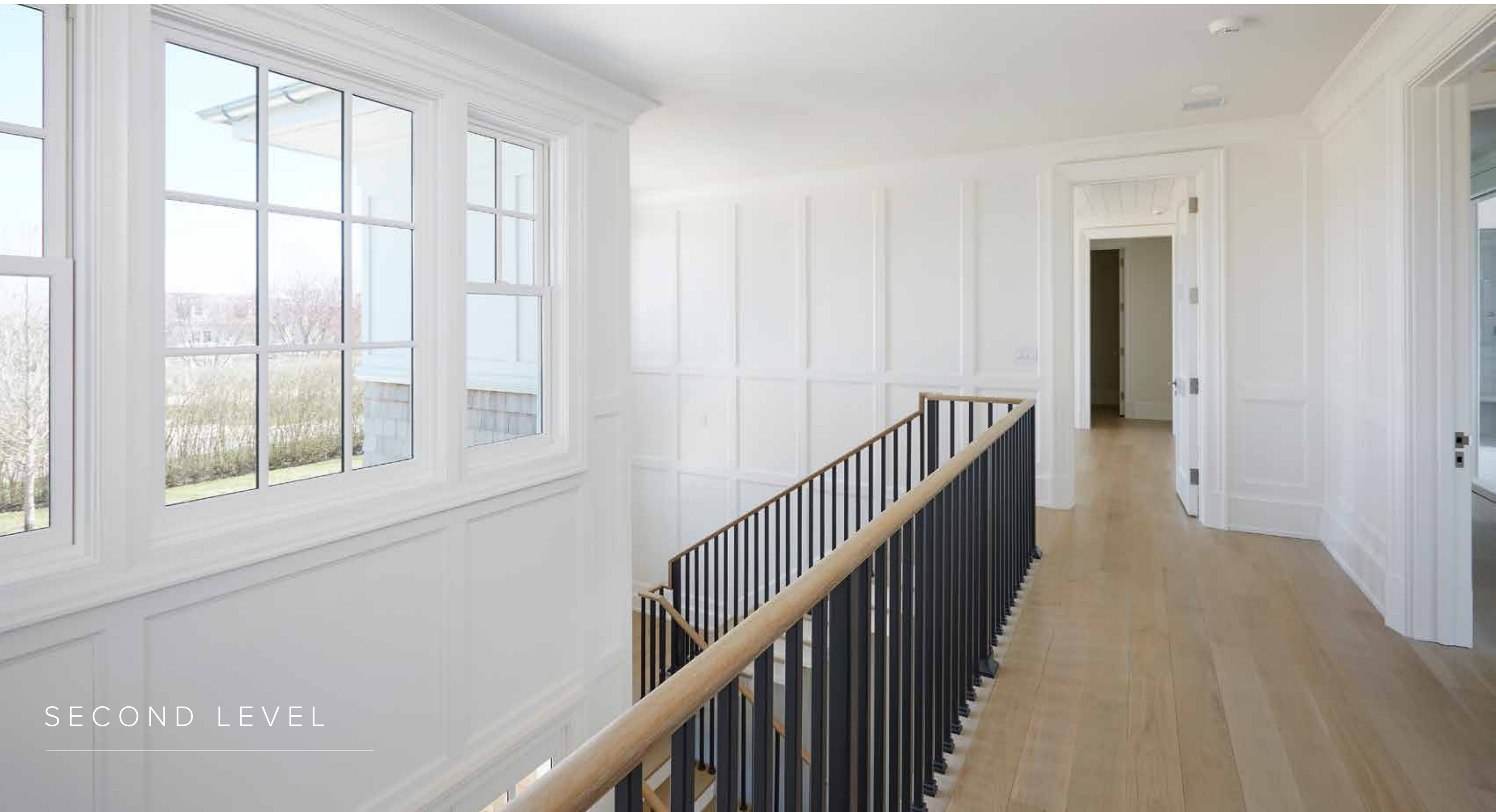
FAMILY ROOM

Family room also features a limestone fireplace.

JR. MASTER SUITE

The luxurious jr. master en-suite is conveniently situated on the first level.





SECOND LEVEL



MASTER SUITE

The master suite is privately nestled in the uppermost stunning view level and encompasses a limestone mantel fireplace and outdoor roof deck.

MASTER BATH

The master bathroom features all white Dolomite Marble with radiant heat, steam shower and self-standing tub.



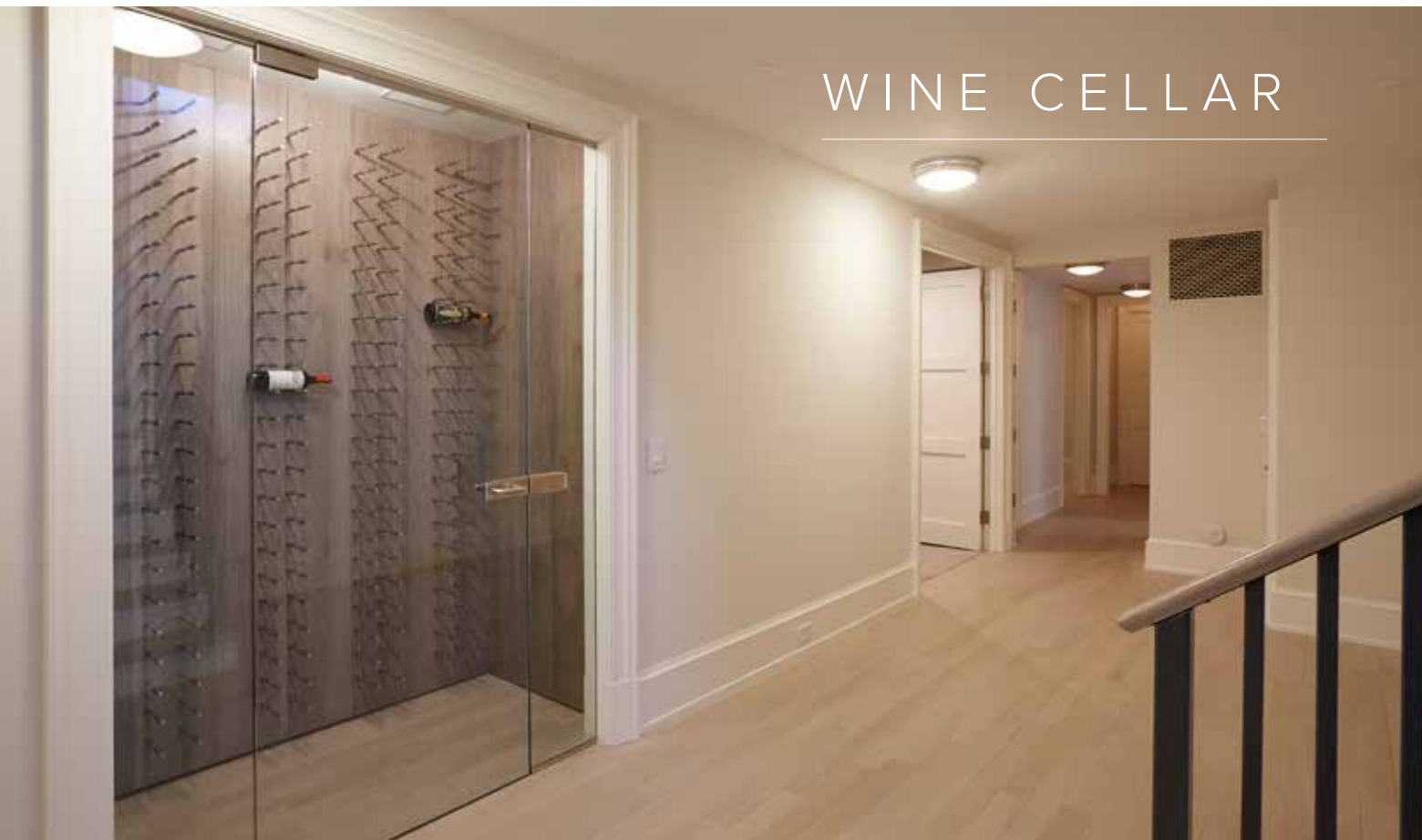


The second level features 3 additional bedrooms each with a private bathroom.



LOWER LEVEL

The lower level consists of two luxurious en-suite bedrooms, steam room, sauna, gym, recreation room, media center and wine cellar.



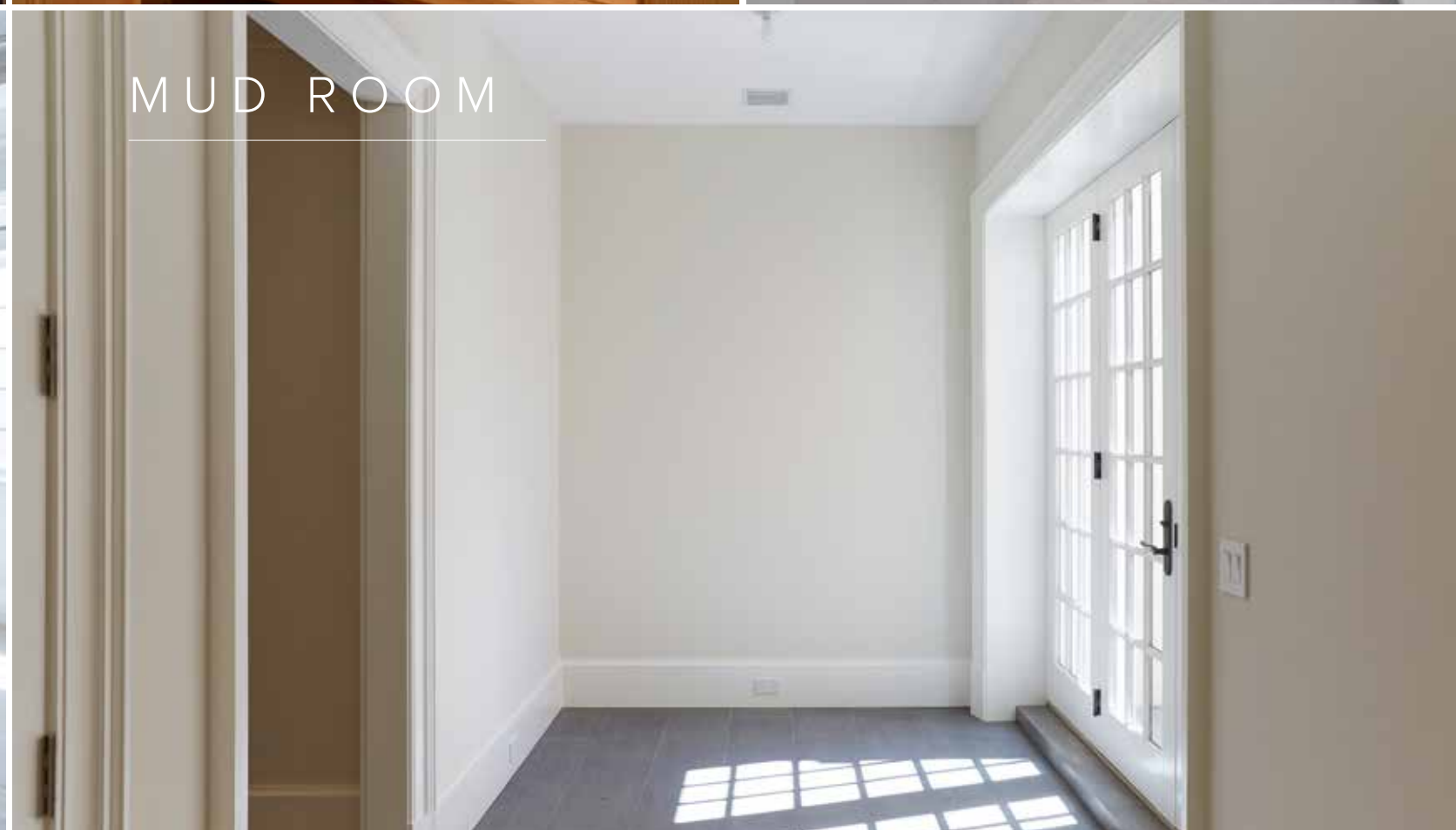
WINE CELLAR



SAUNA



RECREATION ROOM



MUD ROOM



THEATRE

The lower level features a state-of-the-art movie theatre.



GYM

Complete with a mirrored wall
and a custom glass entry door.

TENNIS + BASKETBALL





EXTERIOR

The expansive rear yard features a custom 25' x 50' heated Gunite pool with a built in spa, tennis and basketball court, outdoor shower, outdoor kitchen, and a superb vegetable garden for the inspired chef.



FIRST LEVEL

- Paneled Entry Hall (25' x 13')
- Family Room with Limestone Fireplace
- Breakfast Room
- Formal Dining Room (19' x 17')
- Mud Room
- **Laundry Room with:**
Double Stacked Washer/Dryer
- **Living Room with:**
Limestone Fireplace Leads Out To a Covered Porch with Outdoor Fireplace and T.V. Connection
- **Custom Built Kitchen (25' x 18'6") with:**
Coffered Ceilings & Butler's Pantry
Custom Built Kitchen Cabinetry
Wolf 60" Range & Matching Stainless Steel Hood
Wolf Microwave
Triple Sub Zero Refrigerator Freezer & Wine Unit
Miele Built-in Coffee System
Miele Dishwashers

	UTILITY
	LIVING
	BEDROOM
	BATH
	DECK/TERRACE
	GRASS



SECOND LEVEL

- **Master Bedroom Suite with:**

Limestone Mantel Fireplace

Outdoor Roof Deck

Master Bathroom featuring all white Dolomite Marble with Radiant Heat & Steam Shower, Make-Up Area for Her Oversized Walk-in Closet
- 3 Additional En-Suite Bedrooms

UTILITY

LIVING

BEDROOM

BATH

DECK/TERRACE



LOWER LEVEL

3,000 SF +/- Finished Lower Level:

- Gym
- Sauna
- Steam Room
- Recreational Room
- Media Room
- Wine Room
- Two En-Suite Bedrooms

UTILITY

LIVING

BEDROOM

BATH

DECK/TERRACE



SITE PLAN

FAIRFIELD POND LANE





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R E A L E S T A T E

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