

MID OCEAN DRIVE

BRIDGEHAMPTON

NEW YORK



1.4 acre oceanfront property in Bridgehampton, capable of yielding a 10,000SF+/- home, oceanside pool, and tennis.



BESPOKE
REAL ESTATE



Non-Buildable Buffer Area

MID OCEAN DRIVE PRESENTS A RARE OPPORTUNITY
TO LIVE IN ONE OF THE MOST EXCLUSIVE OCEANFRONT
LOCATIONS IN THE HAMPTONS

THIS 1.4 ACRE PROPERTY IS POSITIONED IN
AN AE FLOOD ZONE AND UNIQUELY AFFORDS NO
REGULATORY SETBACKS FROM EITHER THE CREST
OF DUNE, OR COASTAL EROSION LINE

Non-Buildable Buffer Area





FEATURES

Mid Ocean Drive, Bridgehampton, NY

\$24,900,000 EXCLUSIVE

Only Available Oceanfront Land Parcel that is Capable of Yielding a Regulation Sized Tennis Court from Water Mill to Sagaponack.

Capable of Yielding:

- Regulation Sized 60' x 120' Tennis Court
- 10,000 SF+/- Home
- 4,000 SF+/- of Pool and Patio Space
- Large Oceanside Pool
- Rooftop Deck
- Ample Lawn Space on the Oceanside of the Home
- Western Facing Views of Sunsets Over Mecox Bay

OPTIMAL BUILDING ENVELOPE

The property is positioned in an AE Flood Zone and uniquely affords no regulatory setbacks from either the Crest of Dune, or Coastal Erosion Line. This capability is extremely rare, and affords design, layout and usage abilities unlike most oceanfront properties.

As a result, the building envelope on this property is much larger than any other competing oceanfront property within the immediate areas.

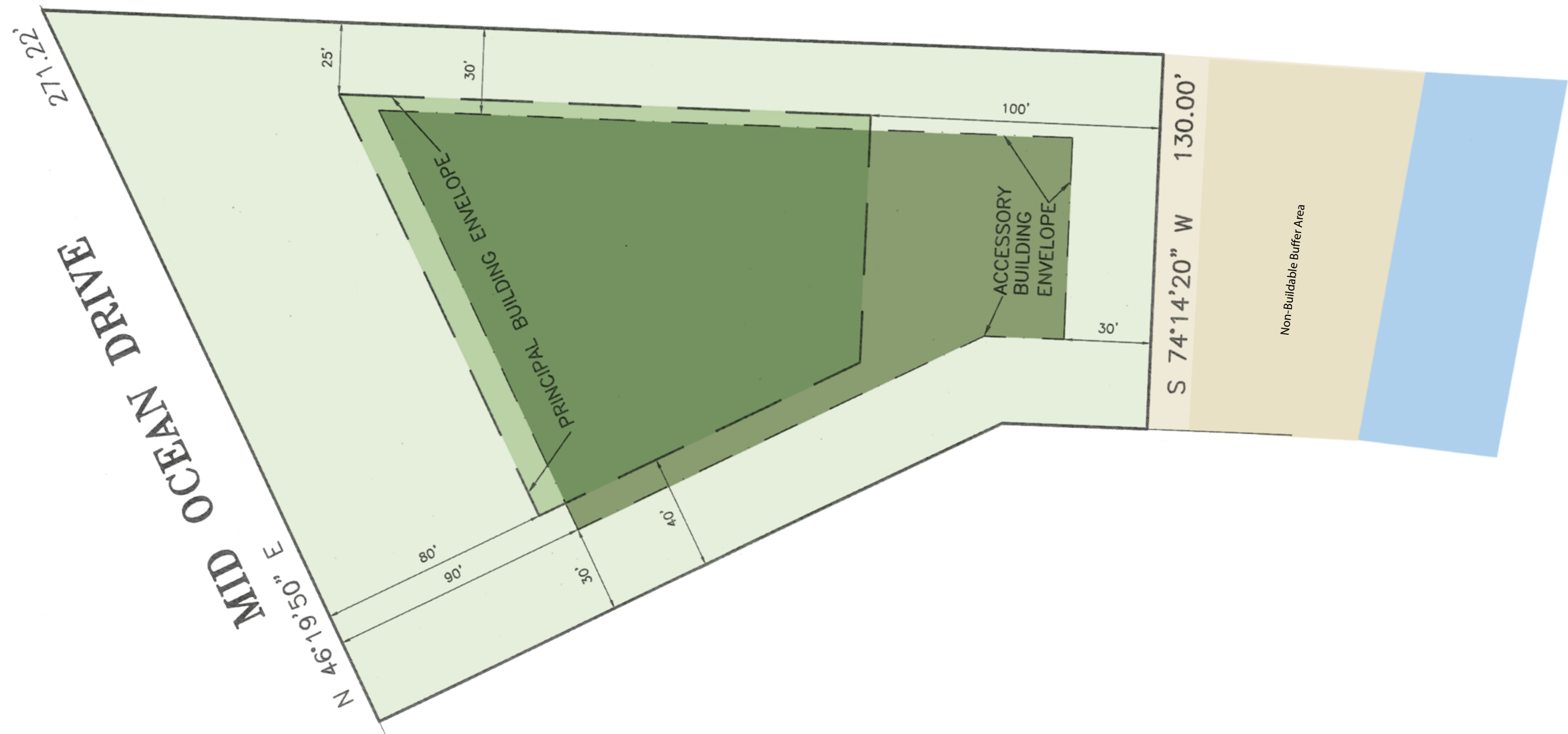
More importantly, the lack of setback mandates affords two fundamental design capabilities that are very hard; or impossible to obtain on comparable properties:

Optimal Pool Size and Location: The limiting factor of property setbacks forces ocean side pools to be placed very closely to the home. This property allows for a sprawling pool that can be ideally positioned on the lot to maximize size and function of the property.

Expansive Oceanside Lawn Space: In addition to the capability of having a combined 22,000 SF+/- of interior and exterior living and entertaining space, the property affords the ability to offer an expansive amount of usable, cleared, irrigated lawn space on the ocean side of the home. Most oceanfront homes and pools are placed as close to the setbacks as possible, minimizing or eliminating usable lawn space on the oceanside of the property.



SURVEY WITH BUILDING ENVELOPE



SITE PLAN 1



- Oceanfront Modern 10,000 SF+/- Estate
- Deeded Ocean Access with Path to One of the Most Private Stretches of Beach in Bridgehampton
- Ocean Views from Nearly Every Room
- Rooftop Deck with Panoramic Ocean and Bay Views
- Gated Entry
- Guest and Service Parking Areas
- Custom Waterfall Infinity Edge Pool with Spa

SITE PLAN 2

*Modified for tennis



- Regulation Sized 60' x 120' Tennis Court
- Oceanfront Modern 10,000 SF+/- Estate
- 4,000 SF+/- of Pool and Patio Space
- Large Oceanside Pool
- Rooftop Deck
- Ample Lawn Space on the Oceanside of the Home
- Western Facing Views of Sunsets Over Mecox Bay
- Deeded Ocean Access with Path to One of the Most Private Stretches of Beach in Bridgehampton
- Ocean Views from Nearly Every Room
- Gated Entry
- Guest and Service Parking Areas

DEEDED OCEAN ACCESS AND PATH TO ONE
OF THE MOST PRIVATE STRETCHES OF
BEACH IN BRIDGEHAMPTON



LOCATION

The property is optimally positioned to enjoy western facing sunsets and endless views over Mecox Bay from a rooftop deck.

Mid Ocean Drive presents a rare opportunity to live in one of the most exclusive oceanfront locations in the Hamptons with a prime central location just minutes from Bridgehampton's Main Street, Mecox Beach, Scott Cameron Beach, and Sagg Main Beach.





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

R E A L E S T A T E

BESPOKEREALSTATE.COM