

NINETY-EIGHT POINTE MECOX LANE

Western facing waterfront property in Bridgehampton.

Permits in place for a new 8,200 SF+/- residence.



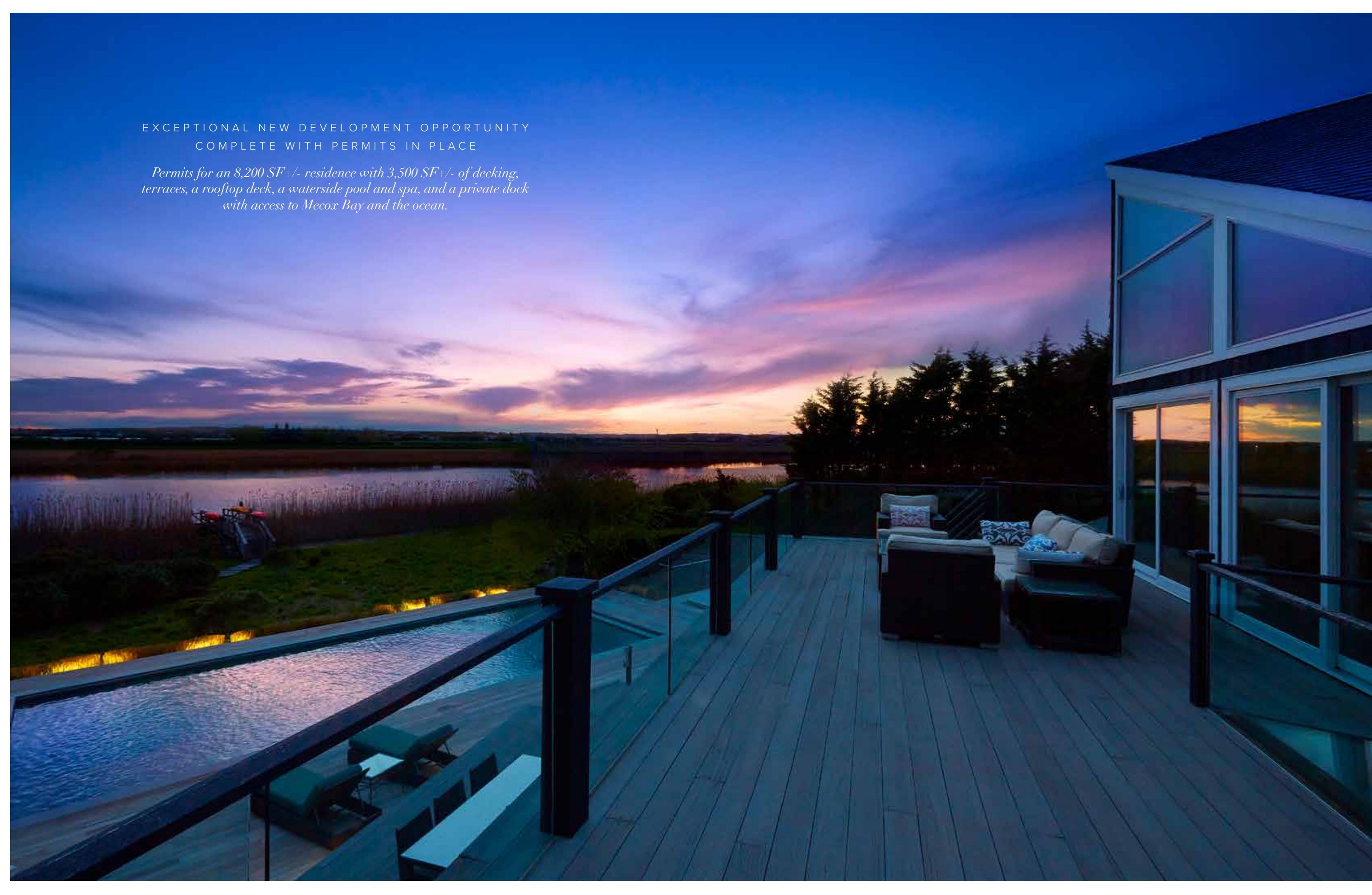


98 POINTE MECOX IS IN A PRIME CENTRAL LOCATION
JUST MINUTES FROM BRIDGEHAMPTON'S MAIN STREET,
MECOX BEACH AND SCOTT CAMERON BEACH

Sited on 1.04 acres with 155 feet of water frontage and a private dock.

EXCEPTIONAL NEW DEVELOPMENT OPPORTUNITY
COMPLETE WITH PERMITS IN PLACE

*Permits for an 8,200 SF+/- residence with 3,500 SF+/- of decking,
terraces, a rooftop deck, a waterside pool and spa, and a private dock
with access to Mecox Bay and the ocean.*





PERFECTLY POSITIONED WESTWARD TO OPTIMIZE
UNOBSTRUCTED WATER VIEWS AND BEAUTIFUL SUNSET
PANORAMAS FROM NEARLY EVERY ANGLE



CURRENT PROPERTY OVERVIEW

98 POINTE MECOX LANE, BRIDGEHAMPTON NY

Imagine one of the more opportune and serendipitous moments being here to make your waterfront dream estate a reality in a premier location on a private cul de sac, in beautiful Bridgehampton South. Blossoming cherry trees line the driveway to this more-than-spectacular beach and bay view home--the ultimate in total privacy. It sits where the sun sets over Swan Creek and Mecox Bay never seem to end and are viewable from every angle. Be lulled to sleep by the sounds of the surf and awaken to hues of blue sky and gold sun. Be assured that this spectacular property will be the perfect spot for many gatherings to come.

The highly desirable beach house is located south of the highway - western facing for those dreamy sunsets. This romantic ideal of a home and property features 155 feet of water frontage and a private dock from which you can not only launch your kayak, canoe, or other watercraft but actually boat across Mecox Bay and into the ocean. If desired, you can also lounge by the heated gunite waterside pool and spa.

The luxurious 4,500 SF +/- home is composed of five bedrooms, six full and one half baths and sits on 1.04 acres. Emitting a distinctly contemporary flair, the home's design seems to soar over the land. Inside, it is spacious with a great room featuring walls of glass to look out over the waters and farms beyond. A superbly outfitted eat-in kitchen offers everything a premier chef would desire. Ready to be purchased for your summer enjoyment, to renovate or rebuild, the location is teeming with positives and all within close proximity to ocean beaches.

DEVELOPMENT OPPORTUNITY

The property comes complete with permits in place for an 8,200 SF+/- two story residence with 3,500 SF+/- of decking, terraces, a rooftop deck, a waterside pool and spa, and a private dock with access to Mecox Bay and the ocean.

FOLLOW THIS PROPERTY ON INSTAGRAM
#98PointeMecoxLaneBridgehampton



WATERSIDE POOL

The heated gunite swimming pool offers endless views of Swan Creek and Mecox Bay.



PRIVATE DOCK

The property's private dock affords the ability to launch kayaks, canoes and paddleboards right from your own back yard into Swan Creek with direct access to Mecox Bay and the Atlantic Ocean.



PROPERTY OVERVIEW

98 POINTE MECOX LANE, BRIDGEHAMPTON, NY
\$9,500,000 EXCLUSIVE.

PROPERTY OVERVIEW

- Bayfront
- Waterviews of Swan Creek, Mecox Bay, and the Atlantic Ocean
- 155 Feet of Water Frontage
- 1/2 Mile to Ocean +/-
- 1.04 Acres
- Private Dock
- Quiet Cul de Sac
- Direct Access to Mecox Bay and the Atlantic Ocean
- Close to the Village and Ocean Beaches
- Zoning: R80
- FEMA FLOOD ZONE: AE12 With An Additional Mandate of 2 Ft in Height by Incorporation of “Free Board”
- Existing Grade Elevation: 9.3 Ft
- Existing First Floor Height: 11 Ft

CURRENT RESIDENCE

- 4,500 SF+/- Total
- 5 Bedrooms (Optional 6th)
 - Den/Office Optional En-Suite Bedroom Conversion
- 6 Full & 1 Half Bathrooms
- First and Second Level Terraces with Endless Views of Mecox Bay to the Ocean
- Spacious Great Room with Walls of Glass Looking Out to the Pool, Dock and Mecox Bay
- Second-Level Sitting/Media Room with Surround Sound
- Waterside Heated Gunite Pool
- Adjoining Waterside Spa
- Attached Two-Car Garage
- Sonos Wireless Audio System Throughout the Home and Outdoor Entertaining Area
- SCAN Security System with Honeywell and Panels Total Connect Remote Access

RENOVATED IN 2012

- New Front Door, Glass Panels and Stonework
- New Marble Master Bath Overlooking Mecox Bay
- New Junior Master Bathroom and Powder Room
- New Eat-in Kitchen Complete with a Sub-Zero Fridge, Viking Oven and Viking Dishwasher
- Updated Certificate of Occupancy
- Re-Insulated Lower Level

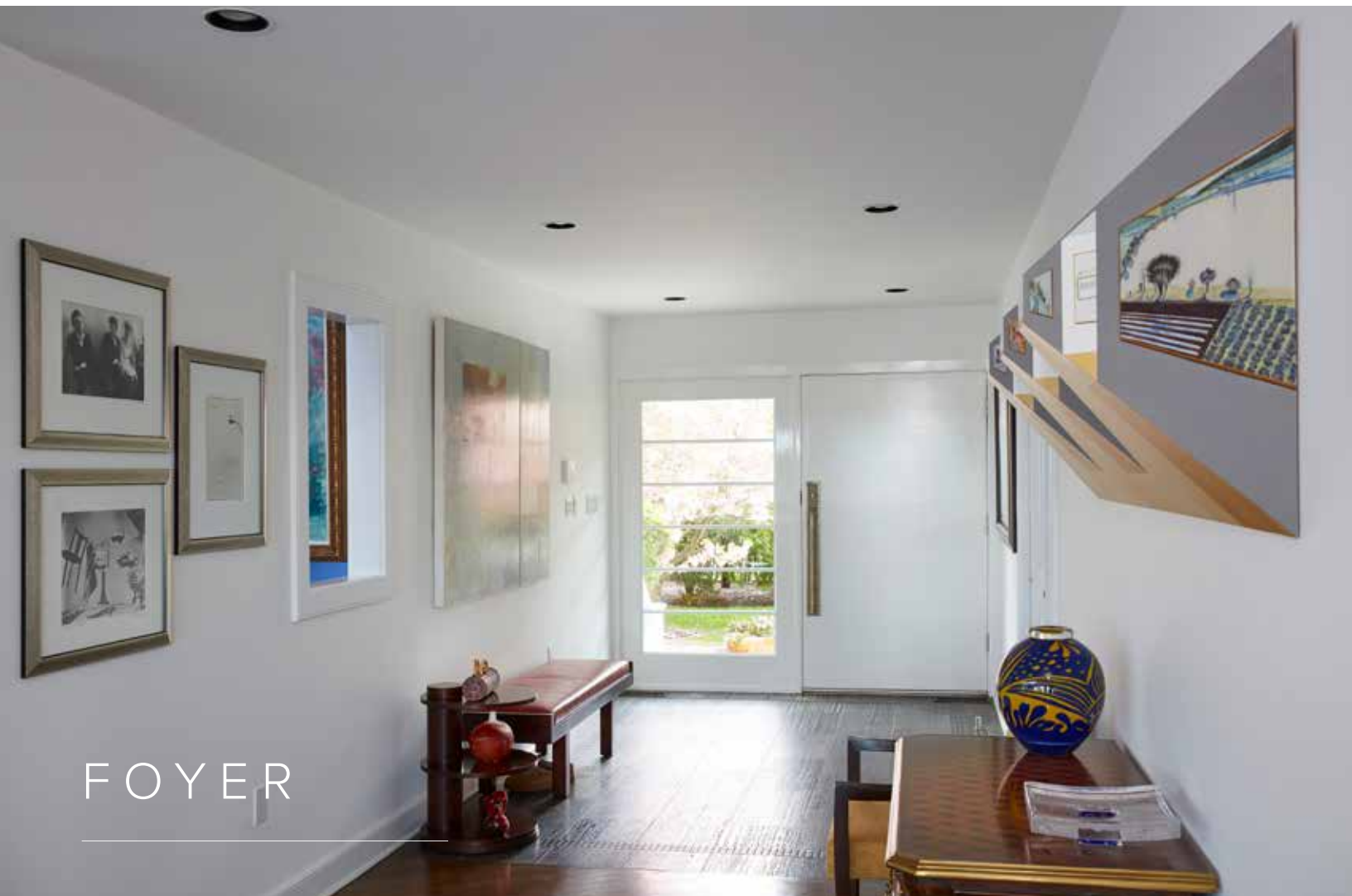
DEVELOPMENT OPPORTUNITY WITH PERMITS IN PLACE

- 8,200 SF+/- Two-story Residence
- 3,500 SF+/- of Decking, Terraces and Rooftop Deck
- Waterside Pool and Spa
- Dock Providing Access to Mecox Bay and Ocean
- Permits from:
 - DEC, SH Conservation Board and Health Dept. for the House
 - DEC, SH Town Trustees, NYS Dept. of State and Army Corps of Engineers for the Dock





Blossoming cherry trees line the driveway to this more than spectacular beach and bay view home.





KITCHEN

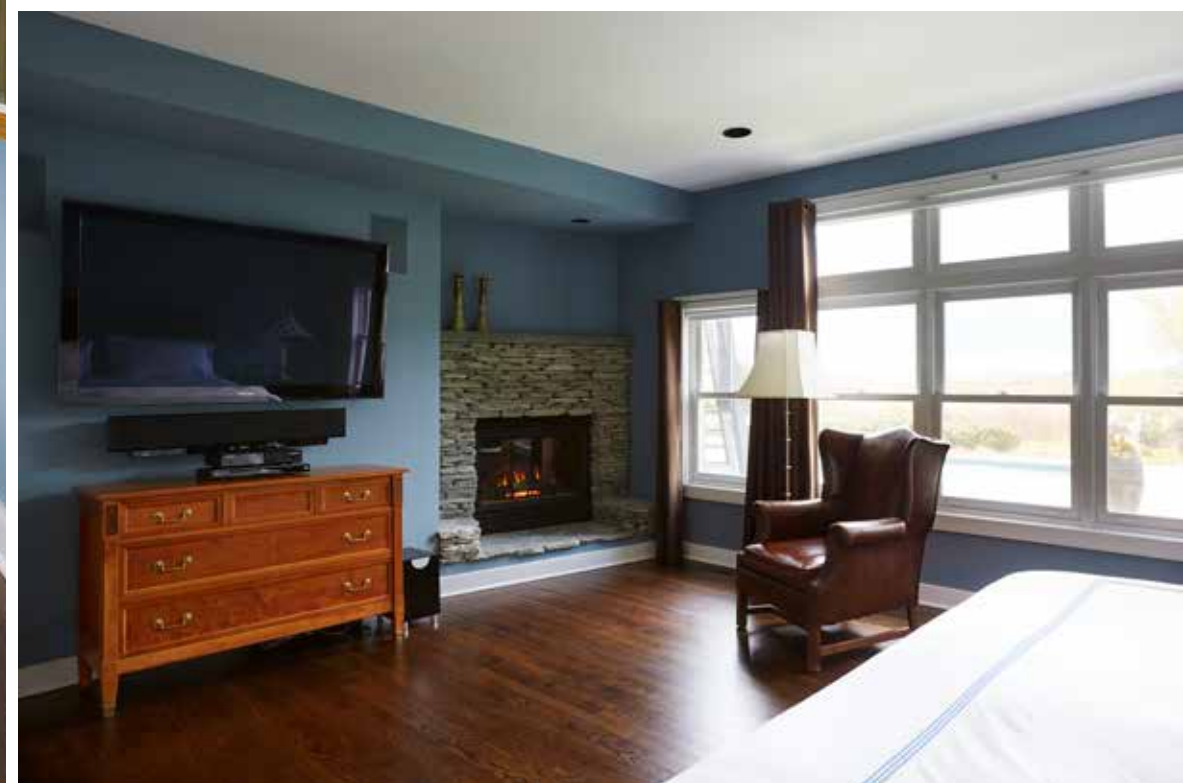
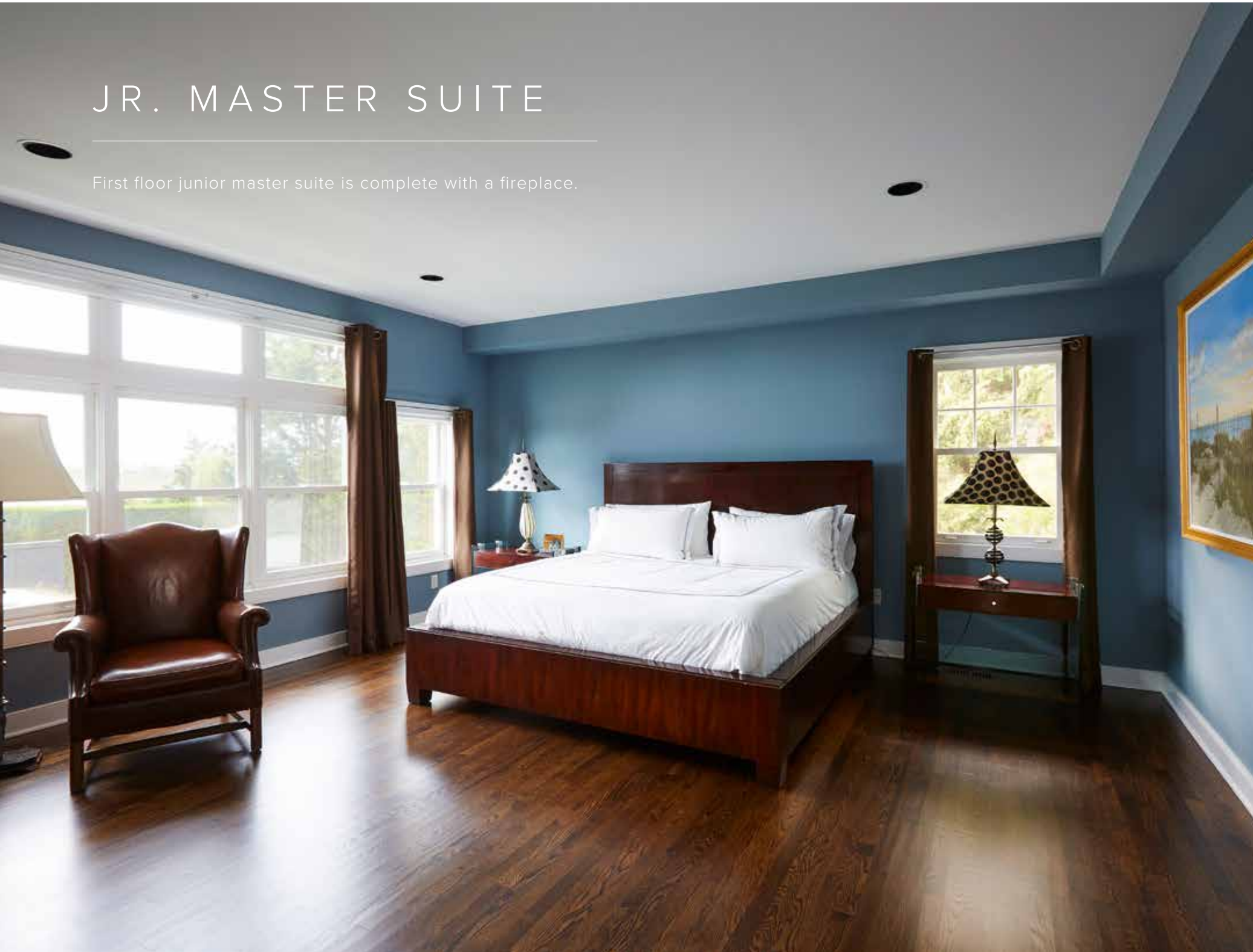
The newly renovated kitchen comes complete with a Sub-Zero Fridge, Viking Oven and Viking Dishwasher satisfying the desires of any premier chef.

LIVING ROOM



JR. MASTER SUITE

First floor junior master suite is complete with a fireplace.

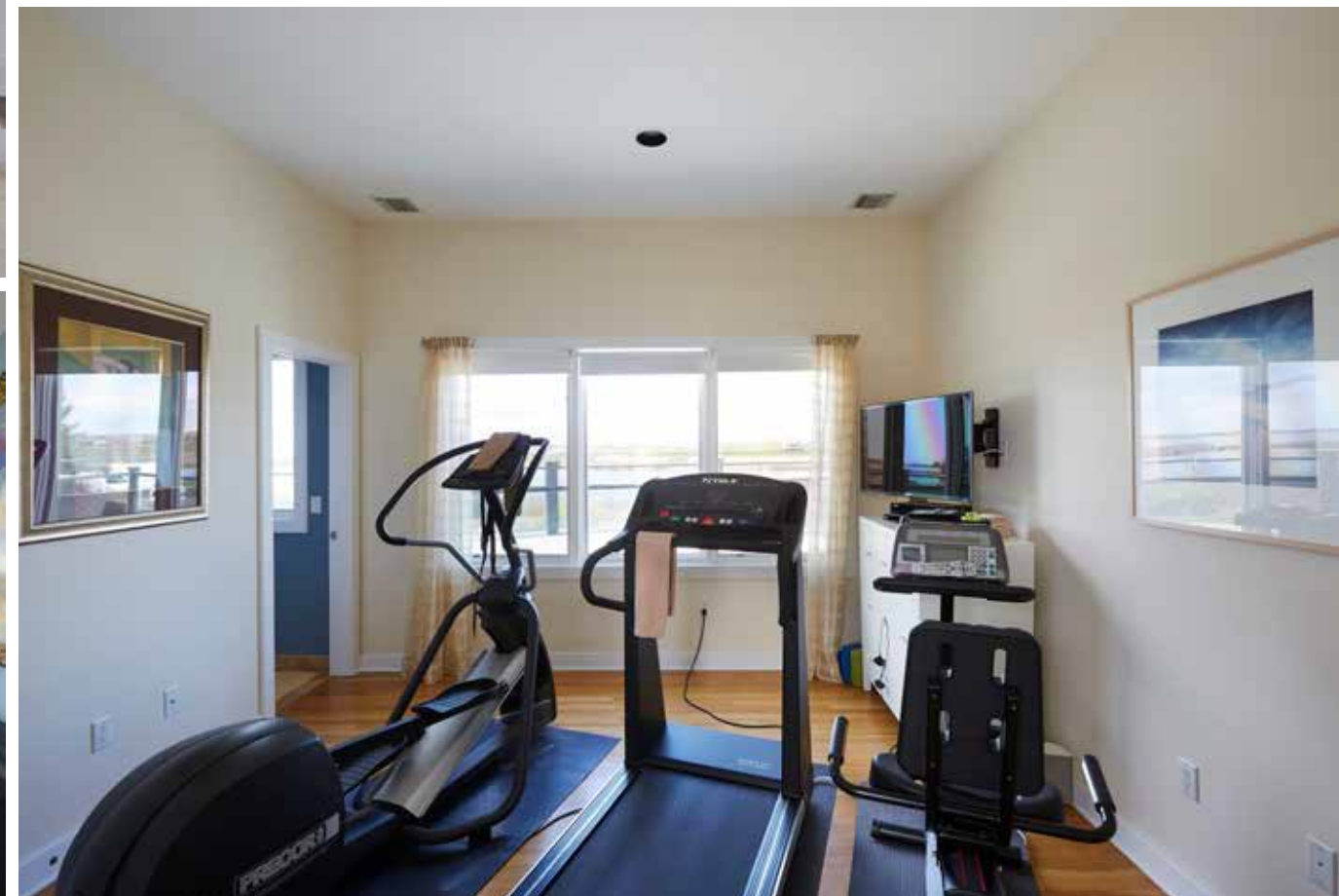
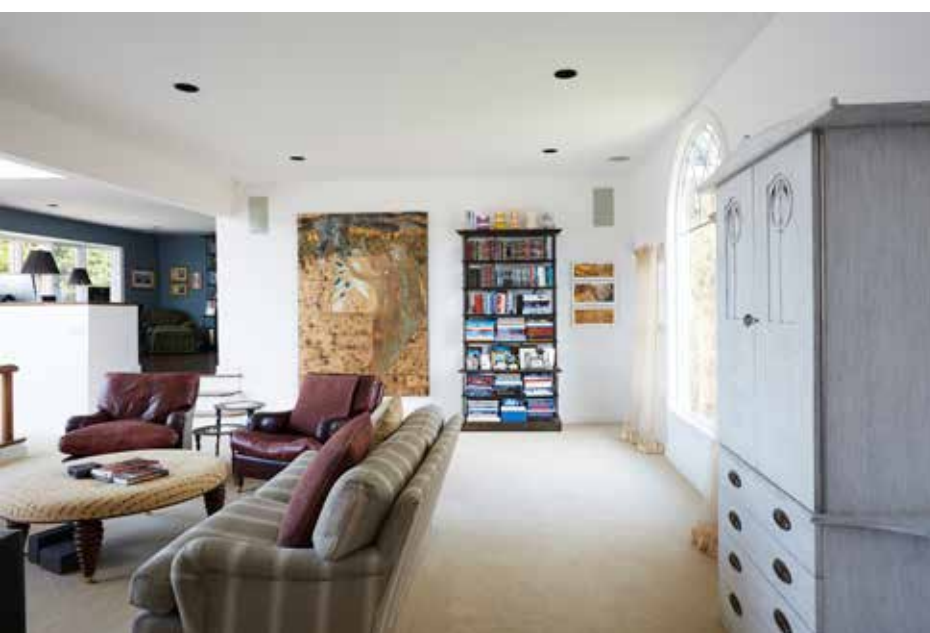






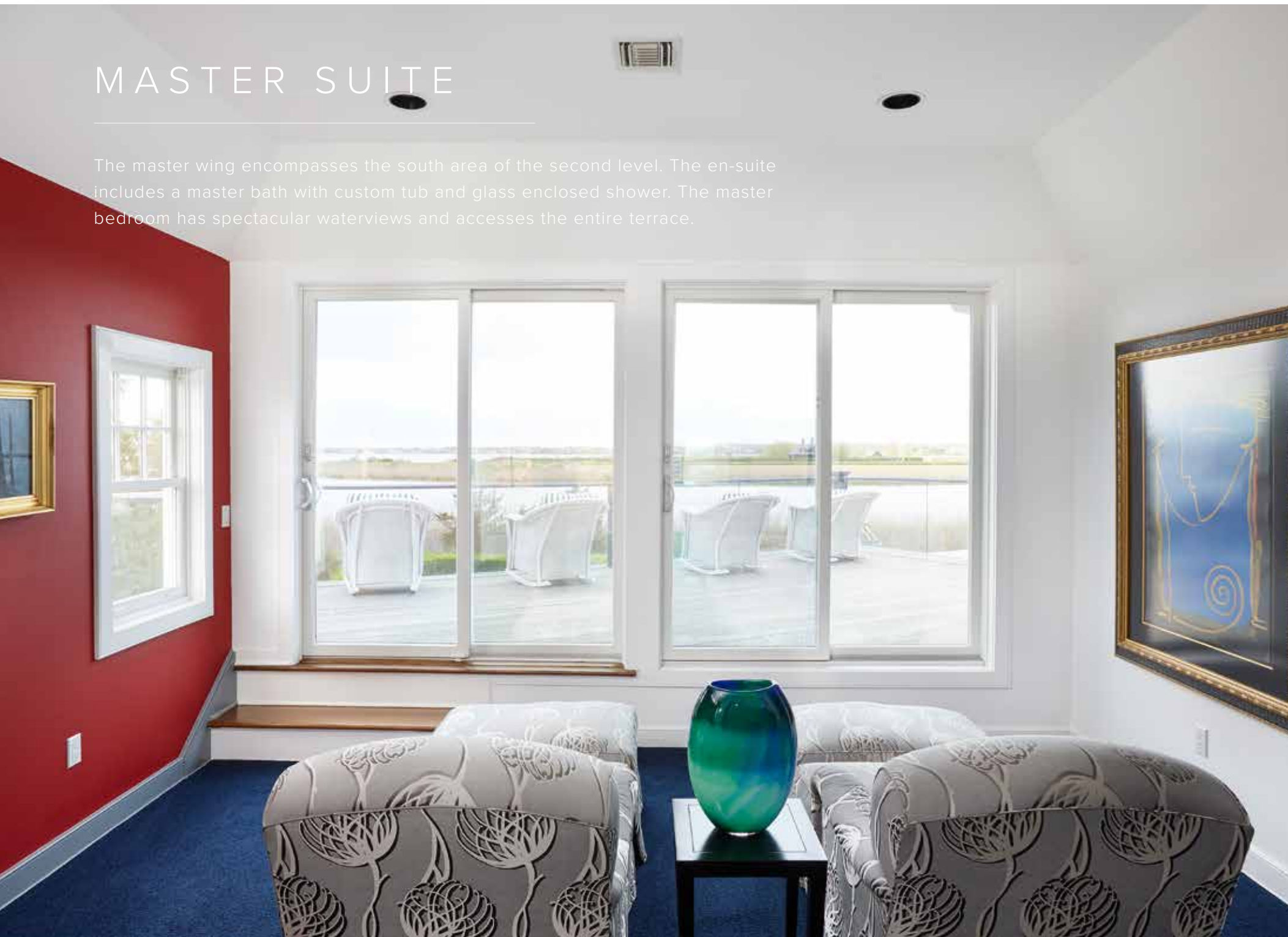
SECOND LEVEL

The second level features a second living area, an office, home gym, and an opulent master en-suite with access to the entire second-level terrace.

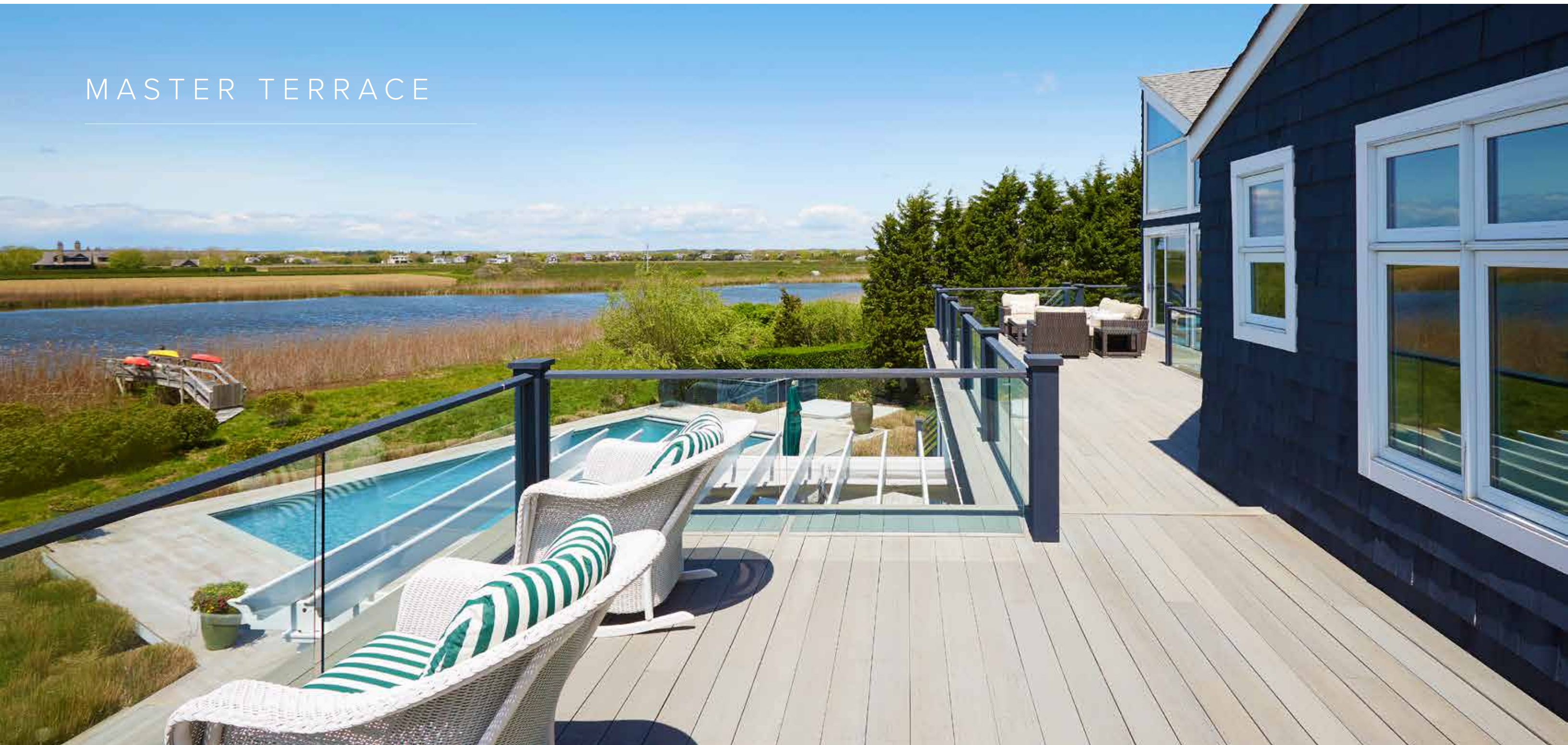


MASTER SUITE

The master wing encompasses the south area of the second level. The en-suite includes a master bath with custom tub and glass enclosed shower. The master bedroom has spectacular waterviews and accesses the entire terrace.



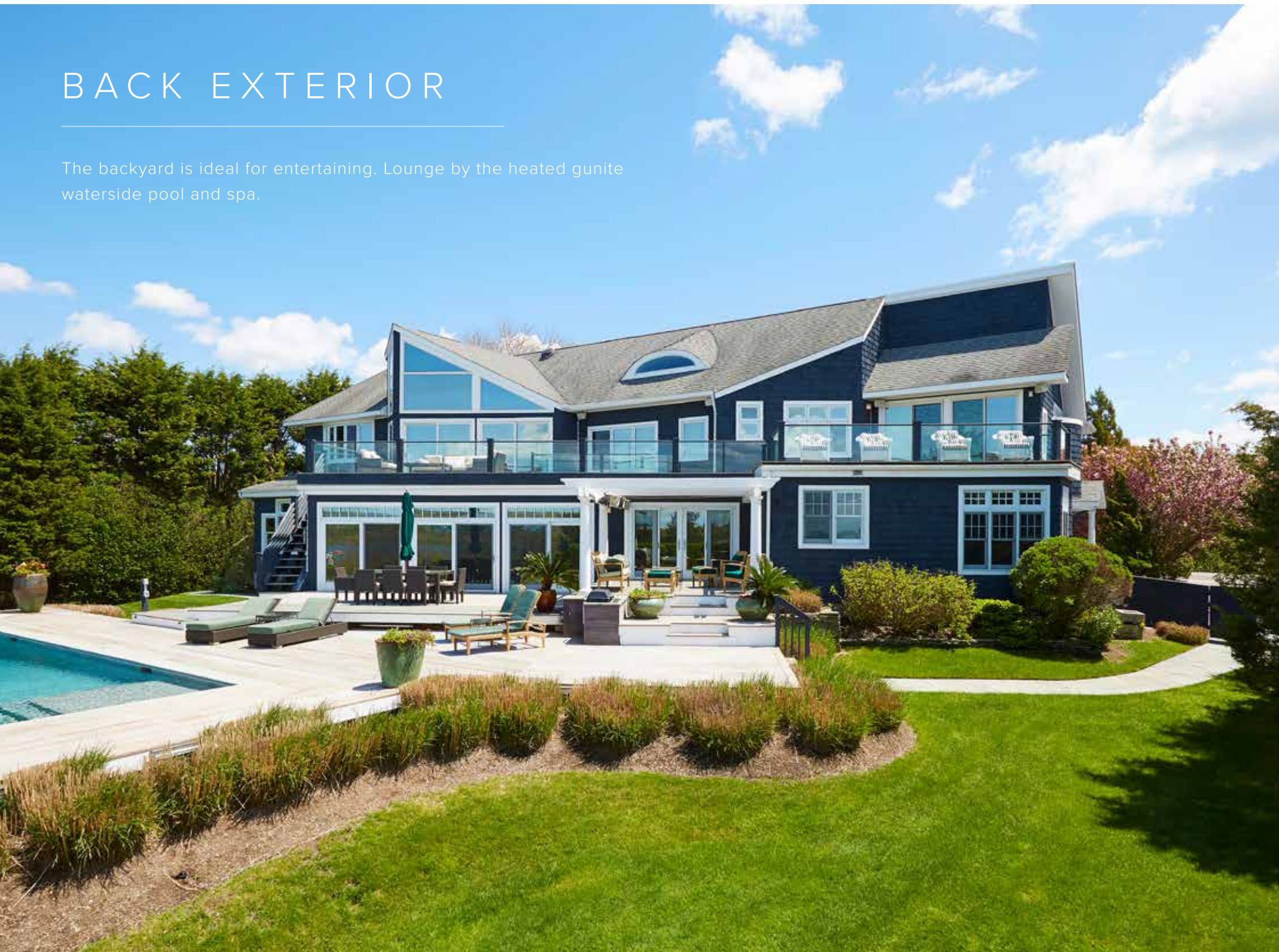
MASTER TERRACE





BACK EXTERIOR

The backyard is ideal for entertaining. Lounge by the heated gunite waterside pool and spa.







CONVENIENTLY LOCATED JUST HALF A MILE FROM THE
OCEAN, THIS EXCEPTIONAL PROPERTY CAPTURES THE TRUE
BEAUTY OF WATERFRONT LIVING IN BRIDGEHAMPTON

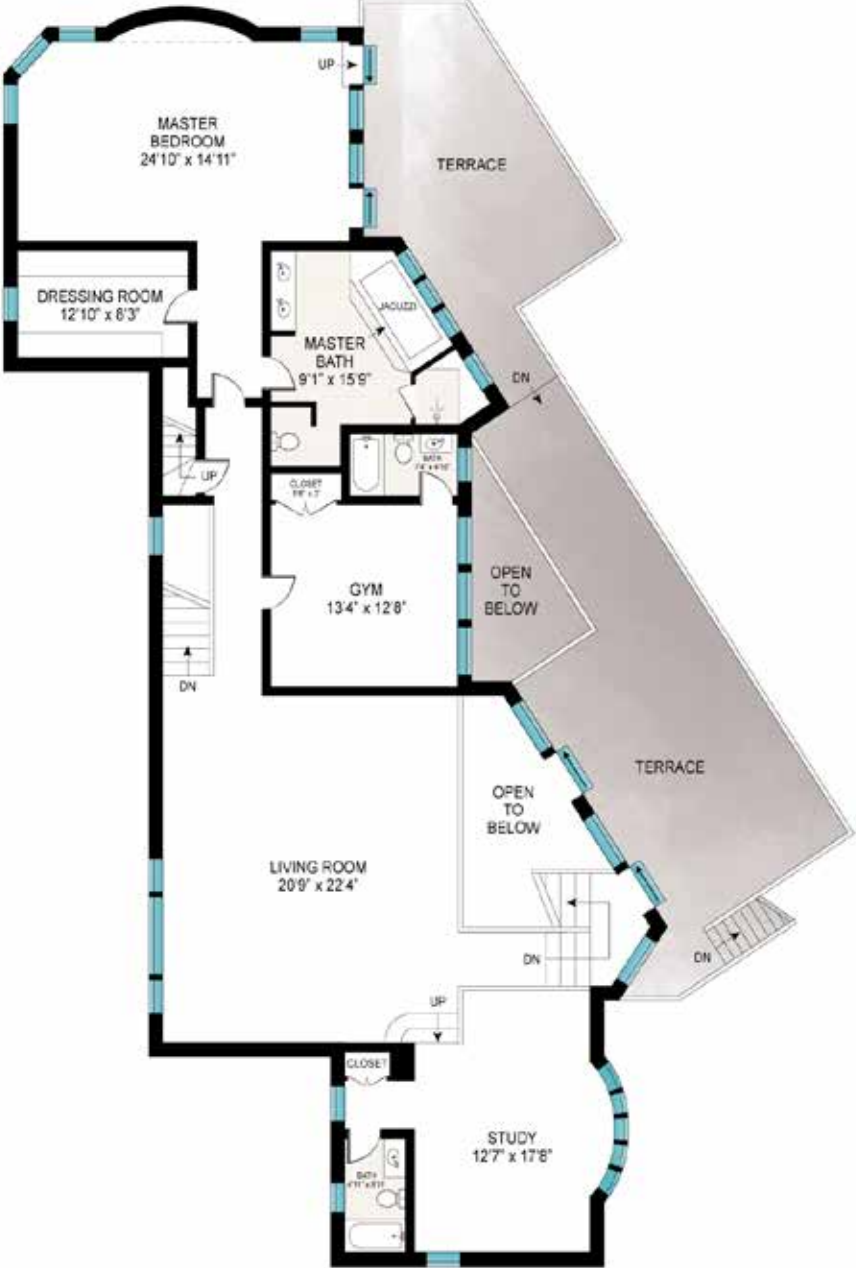
CURRENT SURVEY



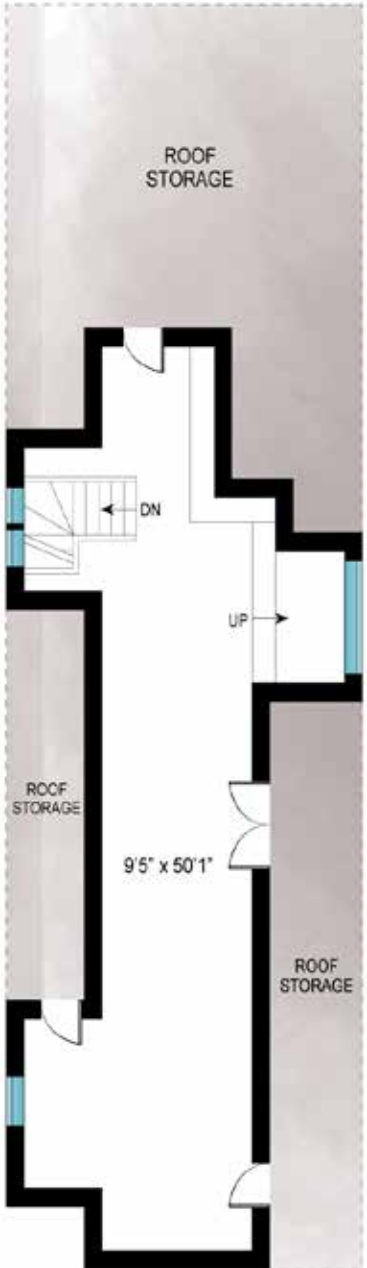
CURRENT FLOORPLANS



First Floor



Second Floor



Third Floor

PROPOSED CONCEPT

DEVELOPMENT OPPORTUNITY

98 Pointe Mecox Lane, Bridgehampton, NY

Permits in place for an 8,200sf residence with 3,500sf of decking, terraces, a rooftop deck, a waterside pool and spa, and a private dock with access to Mecox Bay and the ocean.

OVERVIEW

- Waterfront
- 155’ of Water Frontage
- Waterviews of Swan Creek, Mecox Bay, and the Atlantic Ocean
- Western Facing
- .5 miles +/- to Ocean
- Private Dock
- Private Cul de Sac
- 1.04 Acres
- Ultra Modern
- 8,000 SF+/-
- 7 Bedrooms
- 8 Full and 1 Half Bathrooms

FEATURES

- Waterviews from Nearly Every Room
- Rooftop Deck with Sitting Area
- Custom 18’ x 45’ Waterfall Infinity Edge Pool with Spa
- Three-Stop Elevator
- Walls of Glass
- Top-of-the-line Appliances and Hardware
- Selection of the Finest Imported Stones and Marble
- Indoor/Outdoor Living
- Multiple Outdoor Entertaining Spaces
- Open Concept Floorplan





PROPOSED SURVEY

As Designed with 8,000 SF Home

- APX: 2,650 SF+/- Patio
- APX: 860 SF+/- Pool
- APX: 12,400 SF+/- Usable Lawnspace

LOCATION

Conveniently located just half a mile from the ocean, this exceptional property offers a modern home designed to capture the true beauty of waterfront living in Bridgehampton.

The house is optimally positioned to offer unobstructed views of the Atlantic Ocean, Mecox Bay, Swan Creek and beyond. The property's private dock affords the ability to launch kayaks, canoes and paddle boards into Swan Creek and access Mecox Bay and the Atlantic Ocean.

98 Pointe Mecox is in a prime central location just minutes from Bridgehampton's Main Street, Mecox Beach and Scott Cameron Beach.





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R E A L E S T A T E

FOR MORE INFORMATION, PLEASE CONTACT
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