

802
TOWN LINE ROAD
SAGAPONACK
NEW YORK



BESPOKE[™]
R E A L E S T A T E



THIS 3+ ACRE PROPERTY REPRESENTS THE LARGEST
AVAILABLE LAND PARCEL WITH WESTERN FACING
VIEWS OVER RESERVE IN SAGAPONACK



802 TOWN LINE ROAD

SAGAPONACK, NEW YORK

This 3+ acre property represents the largest available land parcel with western facing views over reserve in Sagaponack. The property affords ample room for a large home, custom pool, tennis court, guest house, and accessory structure.

Complete with pre-existing architectural plans and permits in place, the property is capable of yielding a much larger home than the current building code would allow today. Additionally, the property includes permits to renovate both the pre-existing school house and additional accessory structure, which can be transformed into a guest house.

The architectural plans were designed by Oza Sabbeth Architecture for a 12,900 SF+/- main residence with 10 bedrooms, 14 full & 3 half bathrooms, a 6,000 SF+/- finished lower level, movie theatre, gym, gallery, elevator, and more. Benefiting from reserve on two sides of the property, the design allows for spectacular western-facing panoramic views of the sprawling farmland through large walls of glass.

A fully completed landscape and site plan from Ed Hollander outlines the opportunity for spacious terraces, a custom swimming pool, tennis court, and expansive lawn space.

The property is sited in a pivotal location with quick and easy access to ocean beaches, Bridgehampton town, Wainscott stores and shops, and the East Hampton Airport.

FOLLOW THIS PROPERTY ON INSTAGRAM

#802TownLineRoadSagaponack

OVERVIEW

802 TOWN LINE ROAD, SAGAPONACK, NY

\$9,500,000 EXCLUSIVE.

Overview:

- Western Facing Lot
- Abuts Reserve on Two Sides
- 3+ Acres

Complete with the Following Permits and Plans:

- Pre-existing Permits that Allow for a much Larger Home than the Current Code Allows
- Permits to Renovate the Existing School House and Keep it on the Property
- Permits to Renovate the Existing Guest House and Keep it on the Property
- Fully Approved Set of Architectural Plans by Oza Sabbeth Architecture
- Fully Completed Landscape Design and Site-plan from Ed Hollander.

Capable of Yielding:

Main Residence

- 12,900 SF+/- Plus 6,000 SF+/- Finished Lower Level
- 10 Bedrooms
- 14 Full & 3 Half Bathrooms
- Elevator Servicing All Three Levels
- Movie Theatre
- Gym
- Separate Guest/Staff Wing
- 3-Car Garage with Ample Storage Space

Outdoor Amenities

- Expansive Outdoor Terraces
- Tennis Court
- Pool

Guest House

- 1,300 SF+/-
- 2 Bedrooms
- 2 Bathrooms

School House

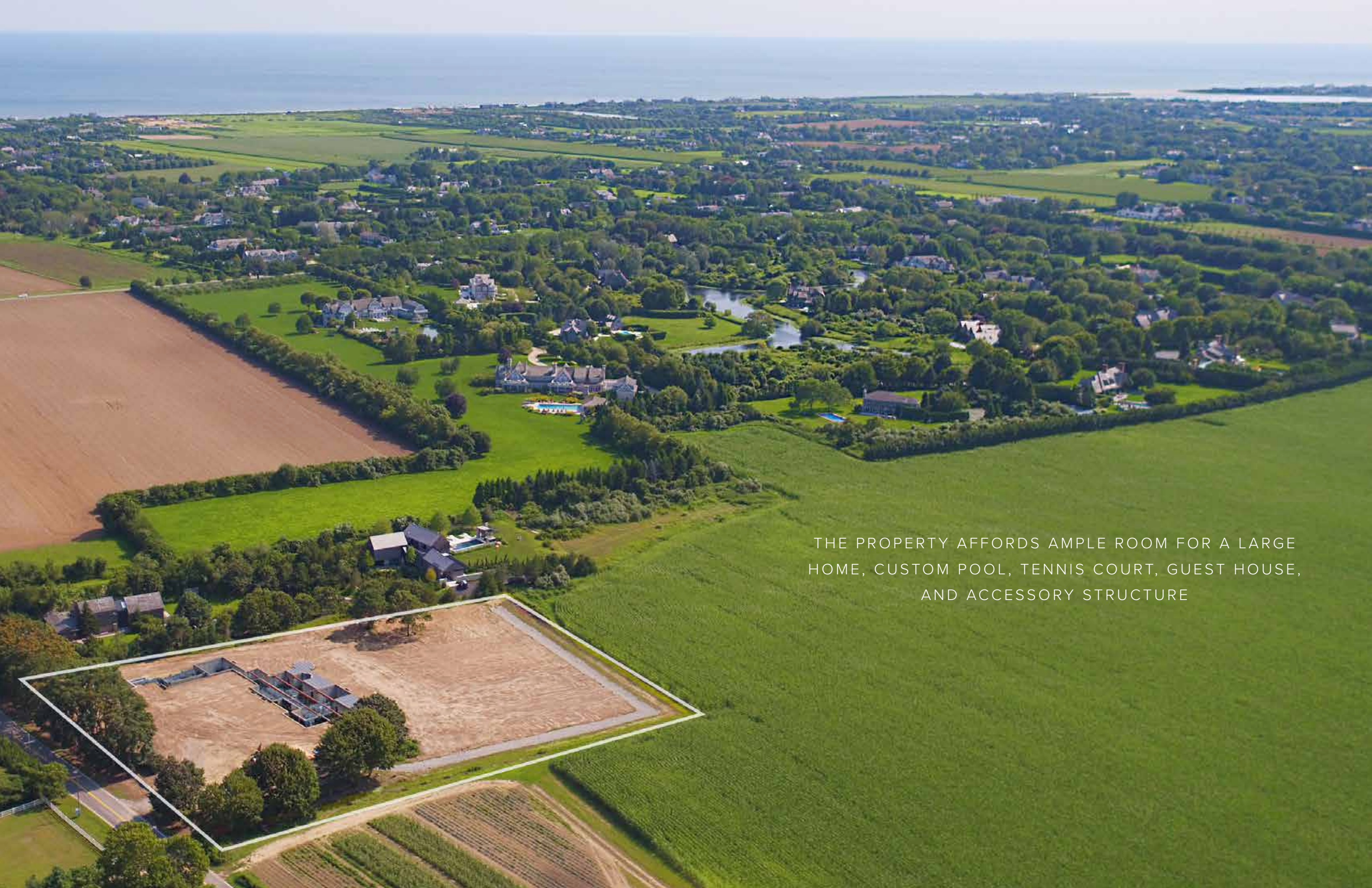
- 2,260 SF+/-
- Full Bathroom
- Storage Space

Location:

- Under 1.5 Miles to Ocean Beaches
- Just Over 2 Miles to Bridgehampton Stores & Shops
- Less than 1.5 miles to East Hampton Airport
- 3/4 of a Mile to Wainscott Stores & Shops

CONCEPTUAL DESIGN BY
OZA SABBETH ARCHITECTURE





THE PROPERTY AFFORDS AMPLE ROOM FOR A LARGE HOME, CUSTOM POOL, TENNIS COURT, GUEST HOUSE, AND ACCESSORY STRUCTURE

PERMITTED PLANS BY
OZA SABBETH
ARCHITECTURE
OZASABBETH.COM



FRONT EXTERIOR

PROPOSED CONCEPT



Complete with pre-existing architectural plans and permits in place, the property is capable of yielding a much larger home than the current building code would allow today.

INTERIOR
PROPOSED CONCEPT



REAR EXTERIOR
PROPOSED CONCEPT



FIRST LEVEL

- UTILITY
- LIVING
- BEDROOM
- BATH
- DECK/TERRACE
- FIREPLACE



- Foyer with Powder Room & Closet
- Living Room with Gas Fireplace and Access to Outdoor Patio
- Bar/Lounge Area
- Butler's Pantry
- Formal Dining Room with Gas Fireplace and Access to Outdoor Patio
- Media Room with Access to Outdoor Patio
- Second Entrance with Powder Room and Closet
- Family Dining Room
- Kitchen with Access to Outdoor Patio
- Family Room with Access to Outdoor Patio
- Jr. Master Suite with Separate Entrance
- 3 Car Garage with Ample Storage

SECOND LEVEL

- UTILITY
- LIVING
- BEDROOM
- BATH
- DECK/TERRACE



- Second Level Landing with Sitting Area
- Master Suite with Lounge, Private Balcony, Walk-in Closet, Gym with Water Closet, En-Suite with Indoor and Outdoor Shower, Dual Vanities, Free Standing Tub, Water Closet, and a Additional Full Bathroom
- 2 Guest Suites with Balconies
- Opulent Guest Suite with Balcony, Walk-in Closet, and Bathroom with Free Standing Tub, Shower, and Water Closet
- Bar/Library
- Lounge Area
- Laundry Room
- Separate Guest/Staff Wing with:
 - 2 Guest Suites
 - Lounge Area with Private Balcony

LOWER LEVEL

- UTILITY
- LIVING
- BEDROOM
- BATH
- DECK/TERRACE



- 6,000 SF+/-
- Gallery with Full Bathroom
- Movie Theatre
- Gym with Full Bathroom
- Office Area
- Guest Suite with Child's Room and Covered Patio
- Laundry Room
- Linen Storage
- Access to Separate Guest/Staff Wing with:
 - 2 Guest Suites

GUEST HOUSE

- UTILITY
- LIVING
- BEDROOM
- BATH
- DECK/TERRACE



First Level

- Guest Suite
- Living Room
- Dining Room
- Kitchen
- Closet



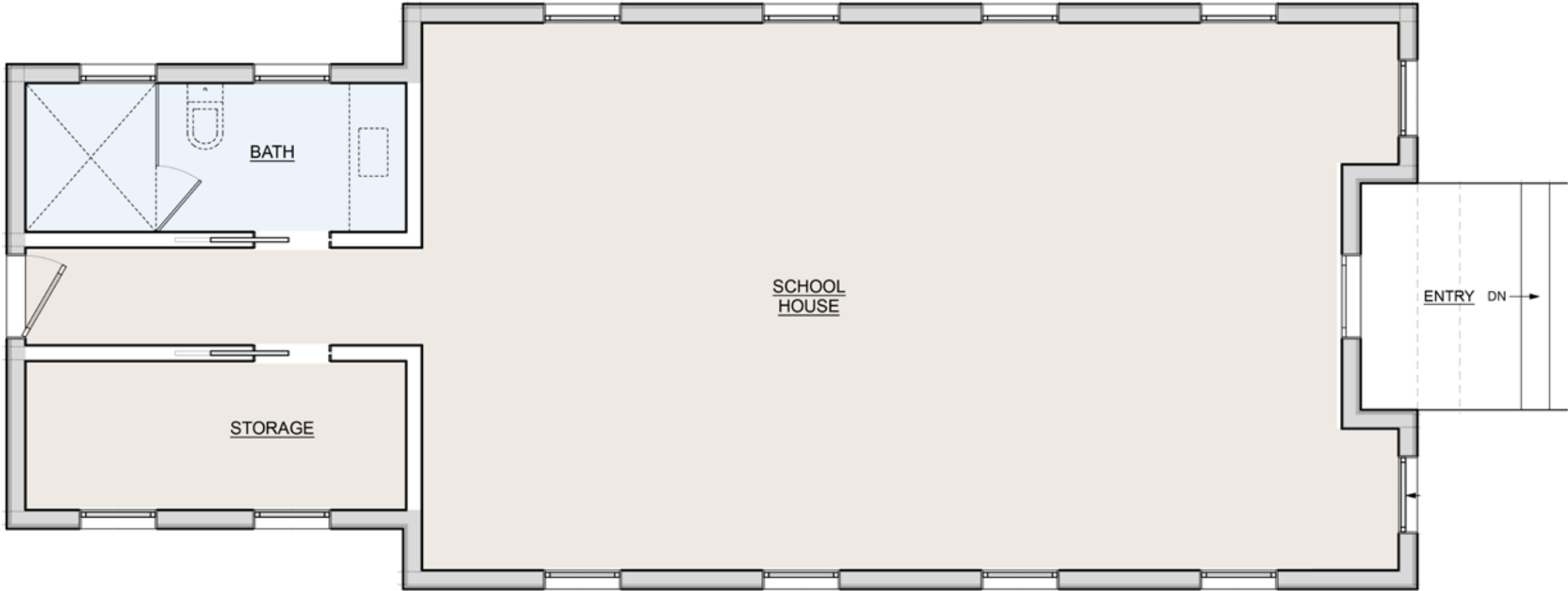
Second Level

- Guest Suite with Lounge Area

SCHOOL HOUSE

- LIVING
- BATH

- Full Bathroom
- Ample Storage Closet



PROPOSED SITE PLAN

BY EDMUND HOLLANDER

- Main Residence
- Guest House
- School House
- Tennis Court
- Pool





LOCATION

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FOR MORE INFORMATION, PLEASE CONTACT
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