

361  
SAGAPONACK ROAD  
SAGAPONACK  
NEW YORK



*Exceptional 10-acre waterfront property  
in the heart of Sagaponack.*



**BESPOKE**<sup>™</sup>  
REAL ESTATE





AN UNRIVALED OPPORTUNITY TO OWN A SPRAWLING  
10-ACRE WATERFRONT PROPERTY IN SAGAPONACK



CAPABLE OF YIELDING A LUXURIOUS 10,000 SF+/-  
ESTATE COMPLEMENTED BY MULTIPLE OUTDOOR SPACES,  
A TENNIS COURT, BARN, DETACHED GARAGE,  
POOL, POOL HOUSE, AND PRIVATE DOCK

*permits are approved & in place*

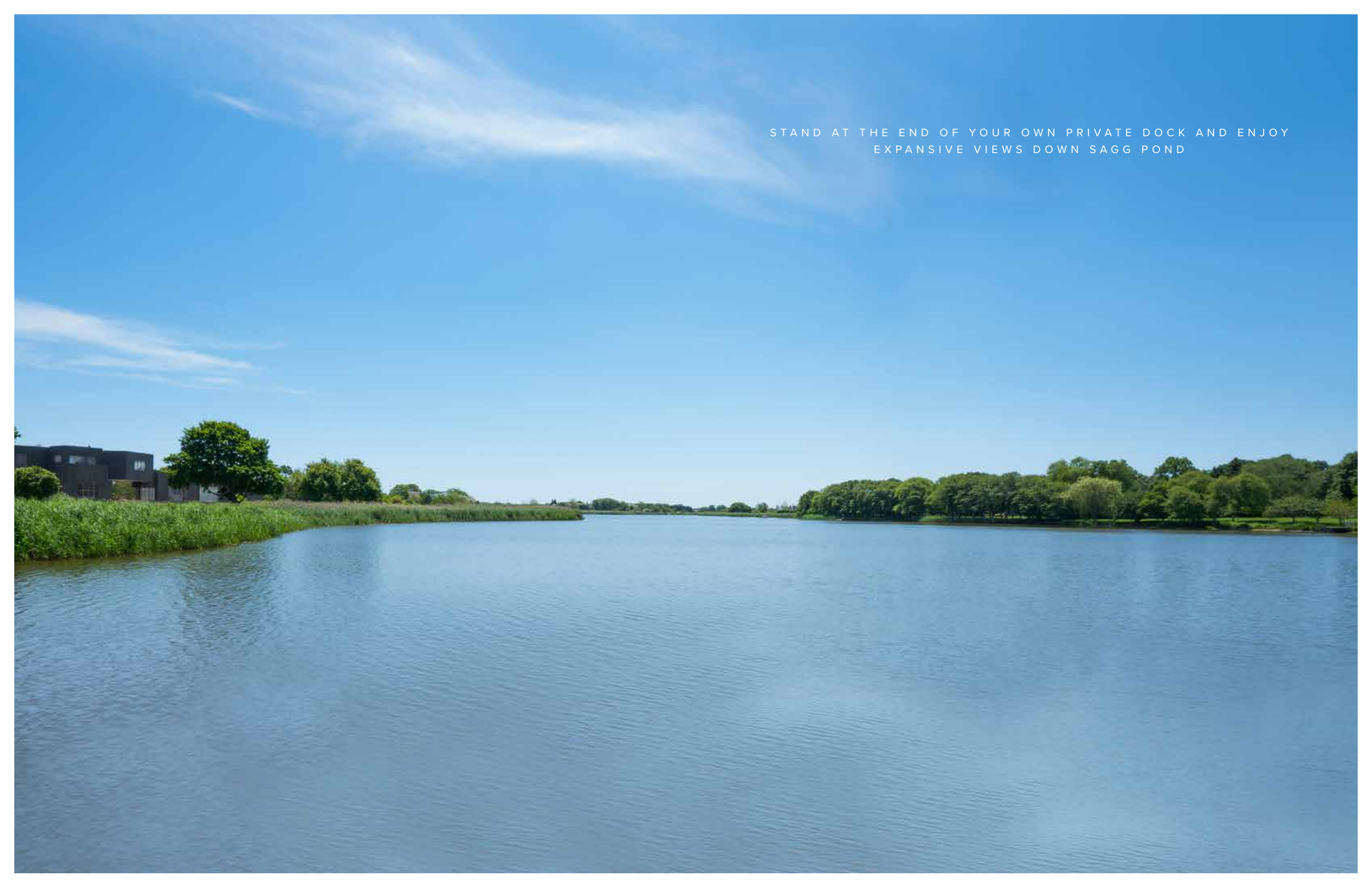




ENJOY EXCEPTIONAL WATER VIEWS FROM YOUR DREAM  
HAMPTONS WATERFRONT ESTATE



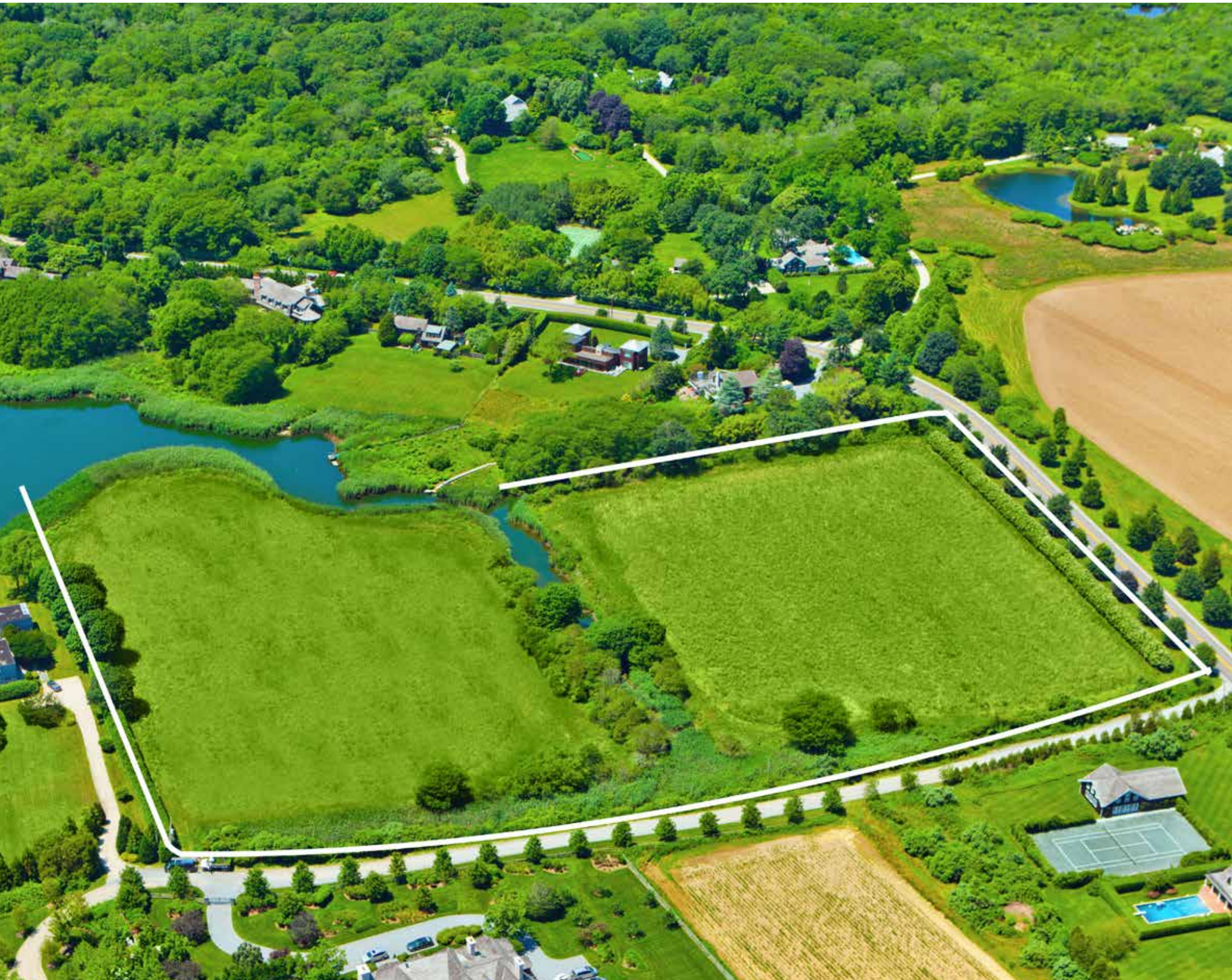
STAND AT THE END OF YOUR OWN PRIVATE DOCK AND ENJOY  
EXPANSIVE VIEWS DOWN SAGG POND





THIS ONE-OF-A-KIND WESTERN FACING PROPERTY IS OPTIMALLY  
POSITIONED FOR WATERFRONT SUNSET VIEWS





## 361 SAGAPONACK ROAD

SAGAPONACK, NEW YORK

Superlative waterfront living awaits you at one of Sagaponack's most majestic waterfront properties. This unrivaled opportunity to own a sprawling 10-acre property directly on Sagg Pond rarely comes along and is truly extraordinary.

Meticulous planning of over eight years has resulted in the permitting of a spectacular estate affording the optimal waterfront sunset views and highest standard of East End living. The envisioned site plan features an approach to the massive compound that is set to be one of the grandest entries in Sagaponack. The property is intersected by a beautiful stream and is envisioned to be seamlessly connected by a custom-built bridge, creating a truly unique Hamptons oasis.

Upon entry, you will meander through lush greenery past the recreation area with a tennis court and livable barn. Proceeding over the custom bridge that crosses the stunning stream, you are guided to a 10,000 SF+/- estate complemented by multiple outdoor spaces, a tennis court, additional structures, a gunite swimming pool, pool house, and private dock for exceptional resort-like pleasure.

The thoughtfully-conceived conceptual site plan, painstakingly designed by renowned landscape architects Araiys Design, is already in place and approved, saving the prospective owner inordinate time and effort due to the sensitive location of this unique site. Araiys' passion for connecting people to the beauty of their natural surroundings and vision for designing breathtaking outdoor spaces with careful regard for the local ecology is impressively evident in every aspect.

The coveted five-square-mile hamlet of Sagaponack, known for its immaculate beauty and bucolic land, is among the most valuable real estate in the nation. This particular parcel in Sagaponack South abutting Sagg Pond is supreme in terms of its size, grade, topography, privacy and prime waterfront locale.

FOLLOW THIS PROPERTY ON INSTAGRAM  
[#361SagaponackRoadSagaponack](#)



# PERMITTED & APPROVED SITE PLAN

THE 10 ACRE WATERFRONT PROPERTY IS INTERSECTED BY A BEAUTIFUL STREAM AND IS ENVISIONED TO BE SEAMLESSLY CONNECTED BY A CUSTOM-BUILT BRIDGE, CREATING A TRULY UNIQUE HAMPTONS OASIS.

## CAPABLE OF YIELDING

- 10,000 SF+/- Estate
- Attached 1,837 SF+/- Porch
- Detached Garage
- 20' x 50' Gunite Pool
- 228 SF+/- Cabana
- 1,200 SF+/- Barn
- Tennis Court
- Private Dock
- Multiple Driveways and Parking Courts





# PROPERTY OVERVIEW

361 Sagaponack Road, Sagaponack  
\$19,750,000 EXCLUSIVE.

## OVERVIEW

- Waterfront on Sagg Pond
- 10 Acres
- Western Facing
- Approved Site Plan and Permits







CONCEPTUAL DESIGN  
FEATURED RECENT PROJECT BY  
JAY BIALSKY &  
BLAZE MAKOID

The design of this large home is perfect for 361 Sagaponack Road's expansive 10 acre waterfront site, with landscape, waterfront living and outdoor living areas that make the project as much about the exterior as it is about the interior. With exterior features like outdoor dining and lounging on terraces, a pool and pool house, detached accessory garage, tennis court, barn structure, private dock, and plenty of open yard and landscaping features, this house and property is meant to accommodate a large number of guests and activities for year-round events.

The design seeks to integrate modern details and materials with a rustic single gable barn form. Which blends perfectly with the aesthetics of this waterfront property and surrounding area.

For more information on a site specific design and build please visit:  
[jbialsky.com](http://jbialsky.com)  
[blazemakoid-architecture.com](http://blazemakoid-architecture.com)





CONCEPTUAL DESIGN  
FEATURED RECENT PROJECT BY  
JAY BIALSKY & BLAZE MAKOID



SITE PLAN BY  
ARAIYS DESIGN  
LANDSCAPE ARCHITECTS  
ARAIYSDESIGN.COM

At Araiys Design we have a passion for connecting people to the beauty of their natural surroundings. We believe in designing places that reflect our clients visions, as well as protecting our sensitive coastal environment. Our clients are confident we will provide them with breathtakingly beautiful outdoor spaces, designed with careful regard for the local ecology.

Araiys Design, L.A., P.C. is a licensed and insured professional corporation providing landscape architectural services to a variety of clients in the metropolitan area with over twenty seven years experience.

Araiys Design, L.A., P.C. has been retained by public, non-profit and private entities to design or renovate sites within the municipal, recreational, corporate, health care, housing, industrial, educational, retail and residential province.

Working with other design professionals, the firm uses the latest computer software to provide a multidisciplinary approach to achieve cost effective, comprehensive design solutions for their clients.

As landscape architects, we understand that our resources include the landscape and the people that live on it. Araiys Design is dedicated to social and environmental responsibility on the local as well as global level.



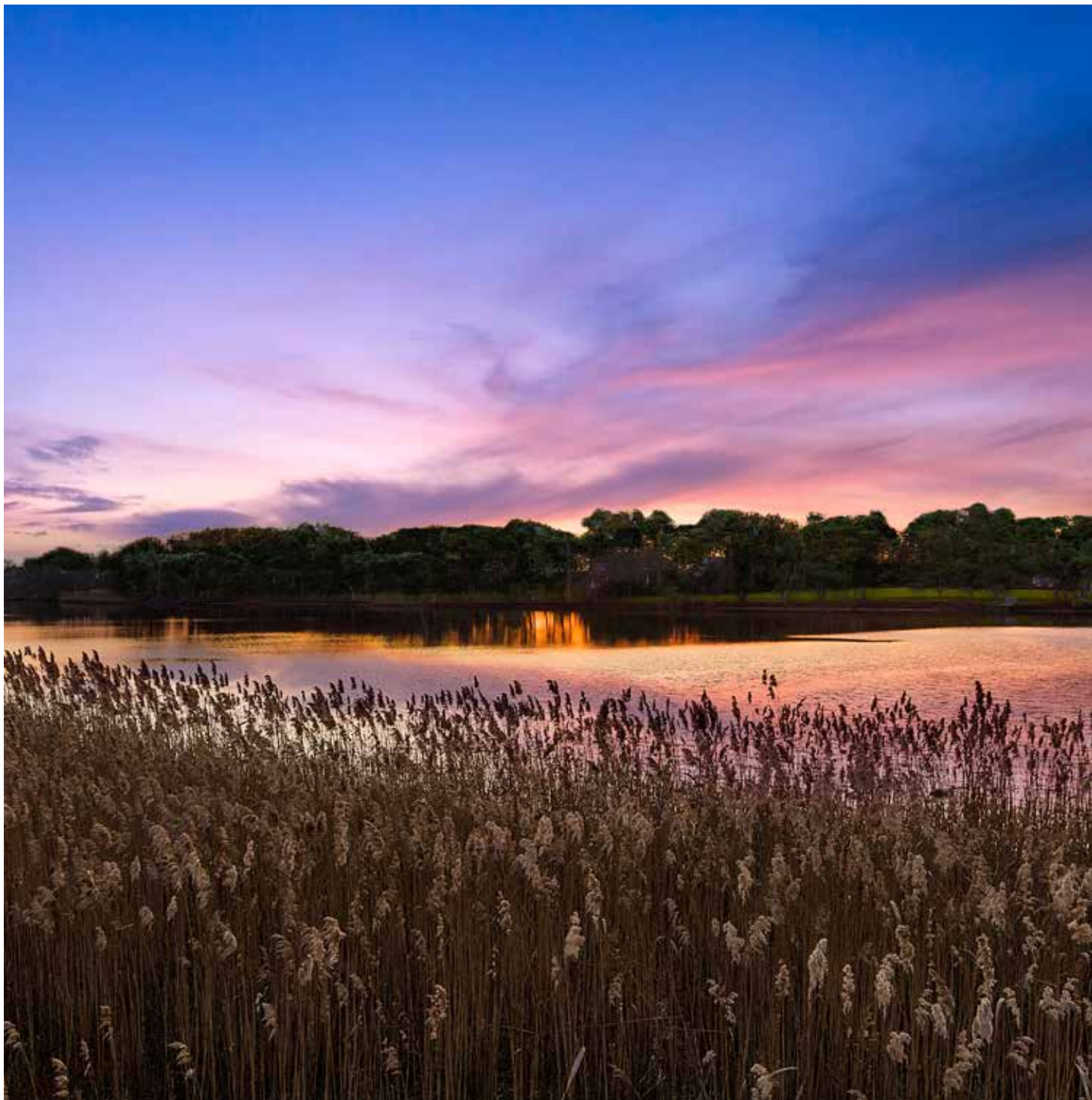












*BESPOKE*<sup>™</sup>  
R E A L E S T A T E

FOR MORE INFORMATION, PLEASE CONTACT  
BESPOKE REAL ESTATE'S PORTFOLIO MANAGEMENT TEAM

631.500.9030

[PORTFOLIOMANAGER@BESPOKEREALESTATE.COM](mailto:PORTFOLIOMANAGER@BESPOKEREALESTATE.COM)

[BESPOKEREALESTATE.COM](http://BESPOKEREALESTATE.COM)