



BLUE HIGHLAND

BRIDGEHAMPTON, NY



B

Superlative design
meets extraordinary
comfort in this expansive
new turn-key custom
dream home spanning
nearly *14,000* square
feet with *10* bedrooms,
affording the ultimate
private luxury living.

An aerial photograph of a large, sprawling estate. The property features several large, multi-story houses with light-colored siding and dark roofs. There are multiple swimming pools, including a large rectangular one in the center and a smaller one in the bottom right. A tennis court is visible on the left side. The estate is surrounded by lush green lawns and dense trees. In the background, a body of water is visible, and the horizon shows a distant shoreline with more buildings and trees.

THIS SPRAWLING ESTATE SITS ON 2 +/-
GORGEOUS ACRES WITH SWEEPING
VIEWS OF THE WATER & THE VAST
east & west reserves on both sides.

A ONE-OF-A-KIND HAMPTONS
LIVING DESTINATION BLENDING
TRADITIONAL ELEMENTS
with modern allure.



INDULGE YOUR GUESTS WITH A 55' X 20'
HEATED SALTWATER POOL WITH SPA, POOL
HOUSE, SUNKEN TENNIS COURT, OUTDOOR
KITCHEN AND FIRE PIT, PROVIDING
an unparalleled outdoor experience.



BLUE HIGHLAND

BRIDGEHAMPTON, NY

\$19,950,000 | EXCLUSIVE.

DESIGNED + CRAFTED BY
THE MOST SOUGHT AFTER
PROFESSIONALS IN THEIR FIELDS

VAL FLORIO
ARCHITECT
VALFLORIO.COM

BRIAN MCGINNESS CONTRACTING
BUILDER

JONATHAN DAVIS
LANDSCAPE ARCHITECT
DAVISLANDSCAPEDESIGN.COM

ROBYN KARP DESIGNS
INTERIOR DESIGNER
ROBYNKARPDDESIGN.COM

location

- East & West Reserve Views
- Water Views
- Sagg Pond Views
- Ocean Views on Clear Days

FOLLOW THIS PROPERTY ON INSTAGRAM
#BlueHighlandBridgehampton

overview

- 2 +/- Acres
- 14,000 SF +/- in Total
- Traditional Style
- Gated Entry
- Elevator Servicing all Levels
- 10 Bedrooms
- 10 Full and 4 Half Bathrooms
- 4 Fireplaces
- Library
- Movie Theatre
- Wine Cellar
- Rooftop Deck
- 55’ x 20’ Heated Saltwater Gunite Pool with Spa
- Pool House
- Cottage
- Tennis – Variance for Sunken Tennis Court to be Pushed back to Maintain Expansive Lawn Space
- Attached 3 Car Garage

first level

- 4,575 SF +/-
- Double Height Foyer
- Library with Fireplace
- Guest Bedroom with Full Bathroom & Walk-in Closet
- Full Bathroom
- Powder Room
- Double Height Living Room with Floor to Ceiling Windows, Wainscot Wall Panels and Access to Outdoor Patio & Entertaining Space
- Family Room with Fireplace, Venetian Plaster, Built-in Bookshelves and Access to Outdoor Patio & Entertaining Space
- Dining Room with Venetian Plaster Walls & Window Seat

- Butler’s Pantry off Dining Room
- Gourmet Kitchen with Pantry, Subzero Refrigerator, Custom Range Craft Hood, Wolf Oven, White Marble Countertops, and Custom Floors
- Laundry Room
- Mudroom with Access to Outdoor Kitchen
- Attached 3 Car Garage

second level

- 4,121 SF +/-
- All Bedrooms feature Cathedral Ceilings
- 1 Bedroom with Fireplace, Walk-in Closet, & Full Bathroom
- 2 Bedrooms with Walk-in Closets, & Full Bathrooms
- 1 Bedroom with Built-in Closet, Full Bathroom & Balcony
- 2 Bedrooms with Jack & Jill Bathrooms & Closets
- Laundry Room
- Master Bedroom with Fireplace, Terrace, Master Bathroom, 2 Water Closets, Dressing Room, & Steam Shower with Bench

lower level

- 4,061 SF +/-
- Gym with Steam Room & Full Bathroom
- Movie Theatre with Custom Stadium Seating
- Living Room with Access to Garden Court
- Guest Room with Walk-in Closet & Full Bathroom
- Bunk Room with Walk-in Closet & Full Bathroom
- Wine Cellar / Grotto – Glass Enclosed
- A/V Closet & Mechanical Room

third level

- Attic
- Rooftop Deck

pool house

- 376 SF+/-
- Kitchenette
- Powder Room
- Outdoor Shower

cottage

- 446 SF+/-
- Studio with Full Bathroom

interior features

- Hardwood Flooring Throughout
- Tile Flooring in Bathrooms
- Coffered Ceilings
- Floor to Ceiling Windows
- Marvin Windows and Doors
- 8" Cerused Oak Custom Stained Floors
- Glass Guard Rail
- Large Bay Windows

exterior features

- Pool House
- Cottage
- Balcony
- Deck / Patio
- Electronic Gates
- Mature Gardens
- 55’ x 20’ Heated Saltwater Gunite Pool with Spa
- Outdoor Kitchen
- Outdoor Shower
- Copper Gutters & Leaders
- 4 Camera System

An awe-inspiring interior is introduced by a dramatic double height entry foyer. Exquisite details are at every turn, among them Venetian plaster walls, the finest woods, marble and stones, & state-of-the-art appliances



ENTRY FOYER

An elevator transports you to all floors. Walls of floor-to-ceiling windows invite an inpouring of natural light, epitomized in the spectacular 2-story living room. Perched above is a glass-sided bridge walkway that connects the 2 sleeping wings.







Double height living room with floor to ceiling windows, wainscot wall panels and access to outdoor patio & entertaining space.



LIBRARY

The distinct yet understated elegance continues in the library which features a marble fireplace and coffered ceilings.





The family room includes a marble fireplace, venetian plaster, and built-in bookshelves.





The formal dining room features venetian plaster walls and a window seat.



GOURMET KITCHEN

The gourmet kitchen features handmade custom cabinetry, a pantry, subzero refrigerator, custom range craft hood, wolf oven, white marble counter tops, and custom floors.







The second level features two separate wings, which is comprised of 6 guest bedrooms all with cathedral ceilings & an exquisite master suite.



OPULENT MASTER SUITE

The master suite is its own paradise with an entry foyer, vaulted bedroom with fireplace, custom closets, dressing room, private deck and incredible spa bath.





The master bath features dual vanities along with a standing tub and glass enclosed steam shower.

GUEST BEDROOMS

Comprising the second floor are two separate wings, each with two vaulted bedroom suites, separated by the glass bridge walkway. Beyond are two more generously-sized bedrooms with vaulted ceilings that share a full marble bath.





LOWER LEVEL

The finished lower level retreat presents large living and family rooms, a walk-out garden court, soundproofed multilevel theater, concession area, gym with bath and steam room, glass-enclosed temperature-controlled wine room, en-suite staff quarters, and a “bunk” room with full bath.









OUTDOOR ENTERTAINING

Indoor-outdoor entertaining is seamless with grand, gracious rooms that open to stunning exterior spaces. Indulge your guests with a 55' x 20' heated saltwater gunite pool with spa, pool house, an outdoor kitchen and fire pit. Also nestled on the grounds is a renovated original garden studio/cottage and spacious 3-car garage.

POOL HOUSE

The pool house features a kitchenette, powder room, and outdoor shower.



COTTAGE

446 SF +/- studio with full bathroom

SUNKEN TENNIS COURT

A variance allows the sunken tennis court to be pushed further back on the property to maintain the expansive lawn space.





PRISTINE LANDSCAPE ARCHITECTURE

The lush gardens were impeccably created by Jonathan Davis, ensuring total privacy while integrating the property's great vision and history with its natural environs in the most beautiful way.



ROOFTOP DECK

The third story roof deck with amazing views of the reserves and the ocean on a clear day is an oasis like no other.



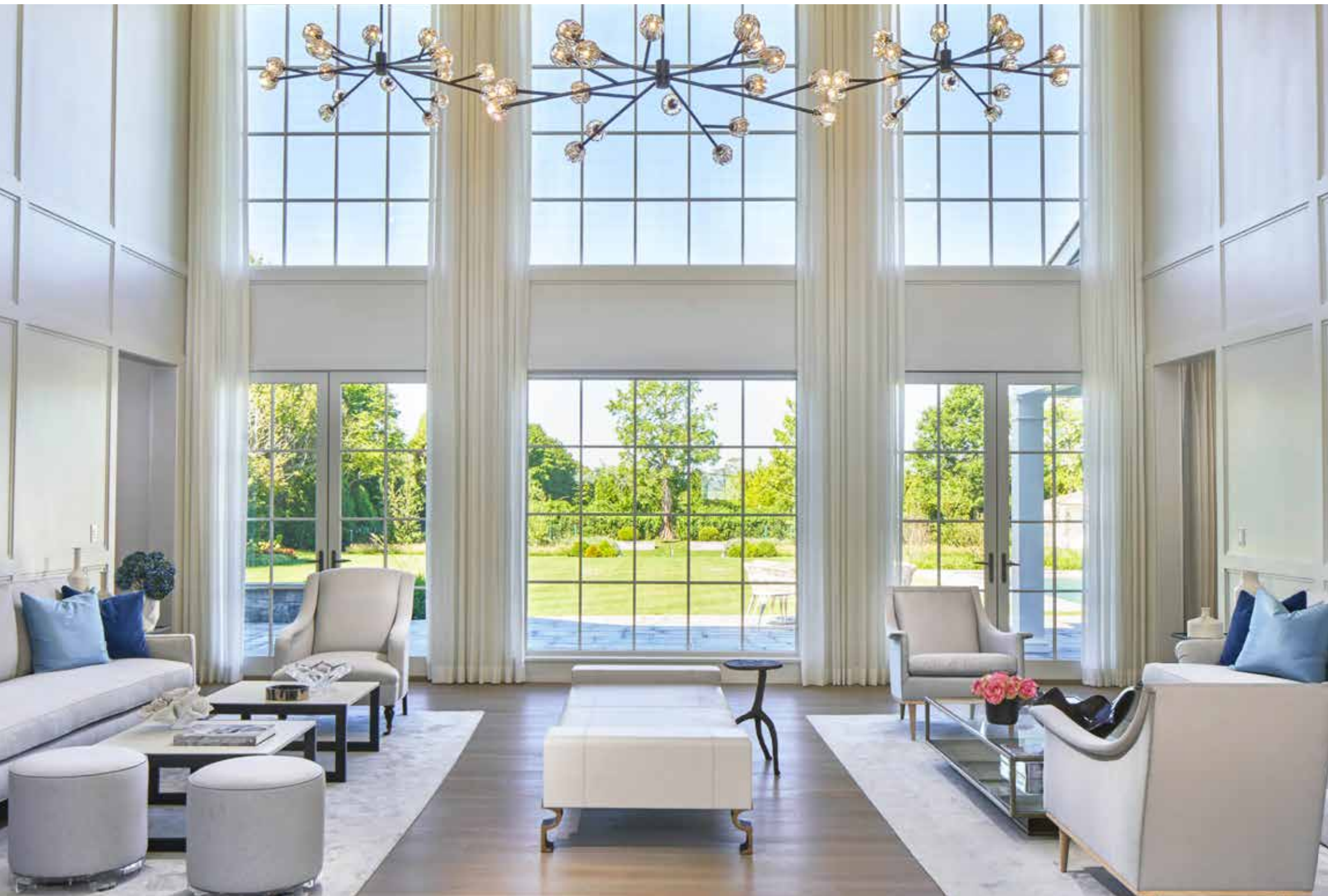
VAL FLORIO
ARCHITECT

Val Florio Architect is located in Sag Harbor, New York. The scope of work reflects the authenticity of modern shingle style architecture.

With over thirty years of experience in the residential design industry, Val Florio has worked on many outstanding homes which respectfully contribute to the coastal serenity of Eastern Long Island. Every project is carefully considered in providing exemplary use of the site and its natural surroundings.

Substance and style are merged to ensure that every project reflects a unique personality which harmonizes with its natural setting.





ROBYN KARP DESIGN

INTERIOR DESIGNER

Robyn Karp Design was founded on the belief that every space is an opportunity for expression, a successful design must reflect the personalities of those who inhabit the space and the designer's aesthetic principals must be both simultaneously present and invisible.

In the 20 years since she founded the company, Robyn has used this guiding philosophy to successfully lead a myriad of residential and commercial projects around the world. From initial concepts to guide construction and renovation all the way to artwork and accents for every corner of the home, Robyn has developed an unmatched reputation for impeccable taste, attention to detail, an unparalleled work ethic and is widely respected in the design industry.

Based in Manhattan, Robyn and her partner, her daughter Sara, have become a celebrated team for bringing complementary but unique styles and sensibilities to projects as diverse as hotels in Paris, law firms in Seoul, beachfront mansions in the Hamptons and (most dear to their hearts) designing bold and playful rooms for kids of all ages.

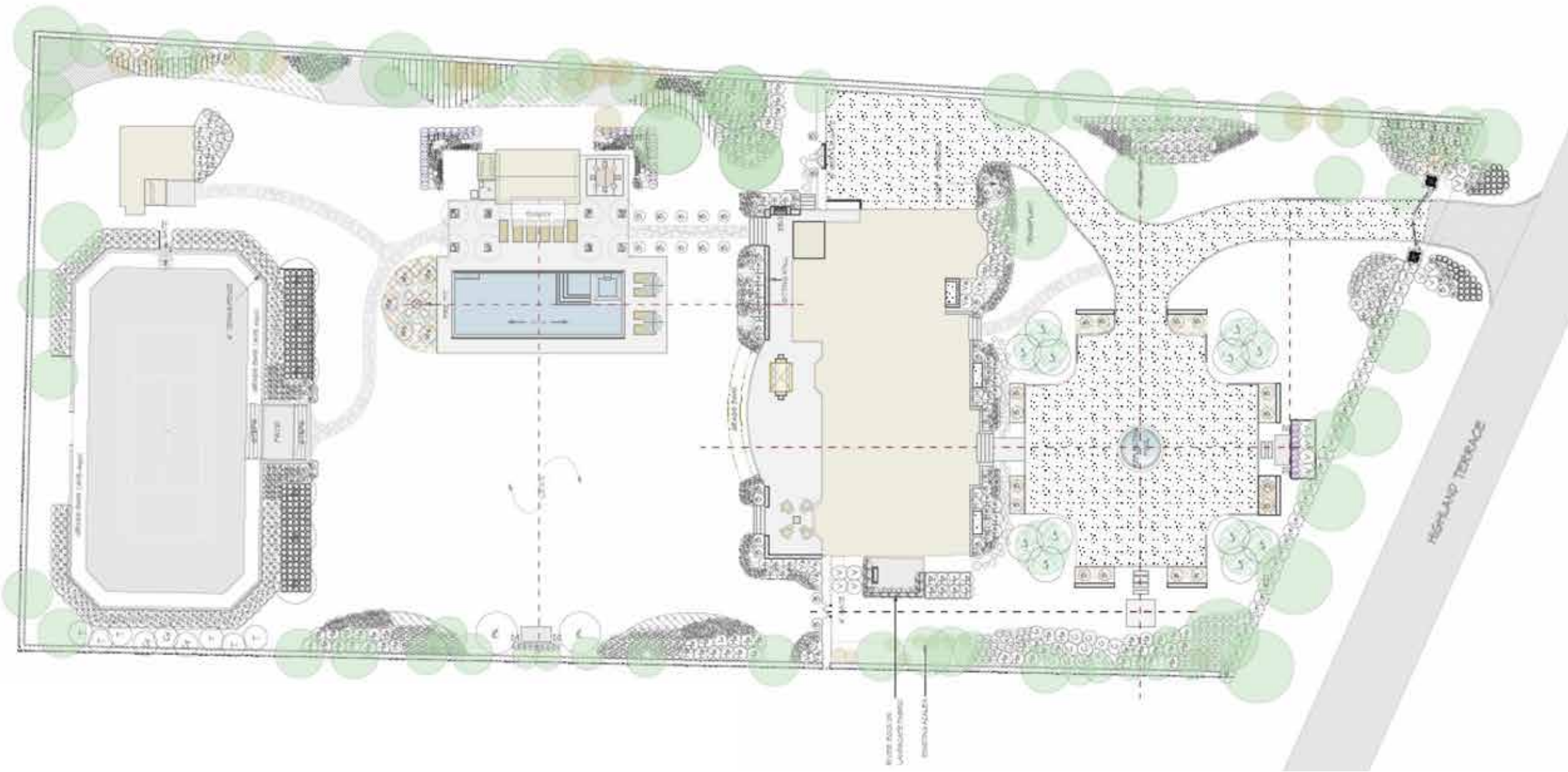
JONATHAN DAVIS
LANDSCAPE ARCHITECT

The company has perfected the style of rustic simplicity with a modern edge. A harmony of architecture and environment is achieved through the use of native plants and local materials, also reducing the need for irrigation and chemicals. Davis Landscape Design will design and build landscapes which are low-maintenance, maximized seasonal interest and most importantly distinguish you and your property from the crowd.



SITE PLAN

- 2 +/- Acres
- 14,000 SF +/- in Total
- Traditional Style
- Gated Entry
- Elevator Servicing all Levels
- 10 Bedrooms
- 10 Full and 4 Half Bathrooms
- 4 Fireplaces
- Library
- Movie Theatre
- Wine Cellar
- Rooftop Deck
- 55' x 20' Heated Saltwater Gunite Pool with Spa
- Pool House with Kitchenette, Powder Room, & Outdoor Shower
- Cottage – Studio with Full Bathroom
- Tennis – Variance for Sunken Tennis Court to be Pushed back to Maintain Expansive Lawnspace
- Attached 3 Car Garage



SQUARE FOOTAGE

First Floor: 4,575 SF +/-

Second Floor: 4,121 SF +/-

Lower Level: 4,061 SF +/-

Pool House: 376 SF +/-

Cottage: 446 SF +/-

3 Car Garage: 774 SF +/-

FIRST LEVEL

- 4,575 SF +/-
- Double Height Foyer
- Library with Fireplace
- Guest Bedroom with Cathedral Ceilings, Full Bathroom, & Walk-in Closet
- Full Bathroom
- Powder Room
- Double Height Living Room with Floor to Ceiling Windows, Wainscot Wall Panels and Access to Outdoor Patio & Entertaining Space
- Family Room with Fireplace, Venetian Plaster, Built-in Bookshelves and Access to Outdoor Patio & Entertaining Space



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

SECOND LEVEL

- 4,121 SF +/-
- All Bedrooms feature Cathedral Ceilings
- 1 Bedroom with Fireplace, Walk-in Closet, & Full Bathroom
- 2 Bedrooms with Walk-in Closets, & Full Bathrooms
- 1 Bedroom with Built-in Closet, Full Bathroom & Balcony
- 2 Bedrooms with Jack & Jill Bathrooms & Closets
- Laundry Room
- Master Bedroom with Fireplace, Terrace, Master Bathroom, 2 Water Closets, Dressing Room, & Steam Shower with Bench



UTILITY

LIVING

BEDROOM

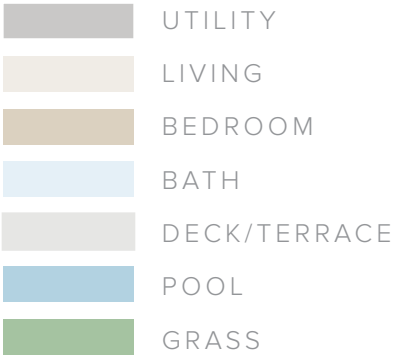
BATH

DECK/TERRACE

POOL

GRASS

- 4,061 SF +/-
- Gym with Steam Room & Full Bathroom
- Movie Theatre with Custom Stadium Seating
- Living Room with Access to Garden Court
- Guest Room with Walk-in Closet & Full Bathroom
- Bunk Room with Walk-in Closet & Full Bathroom
- Wine Cellar / Grotto – Glass Enclosed
- A/V Closet & Mechanical Room



THIRD LEVEL

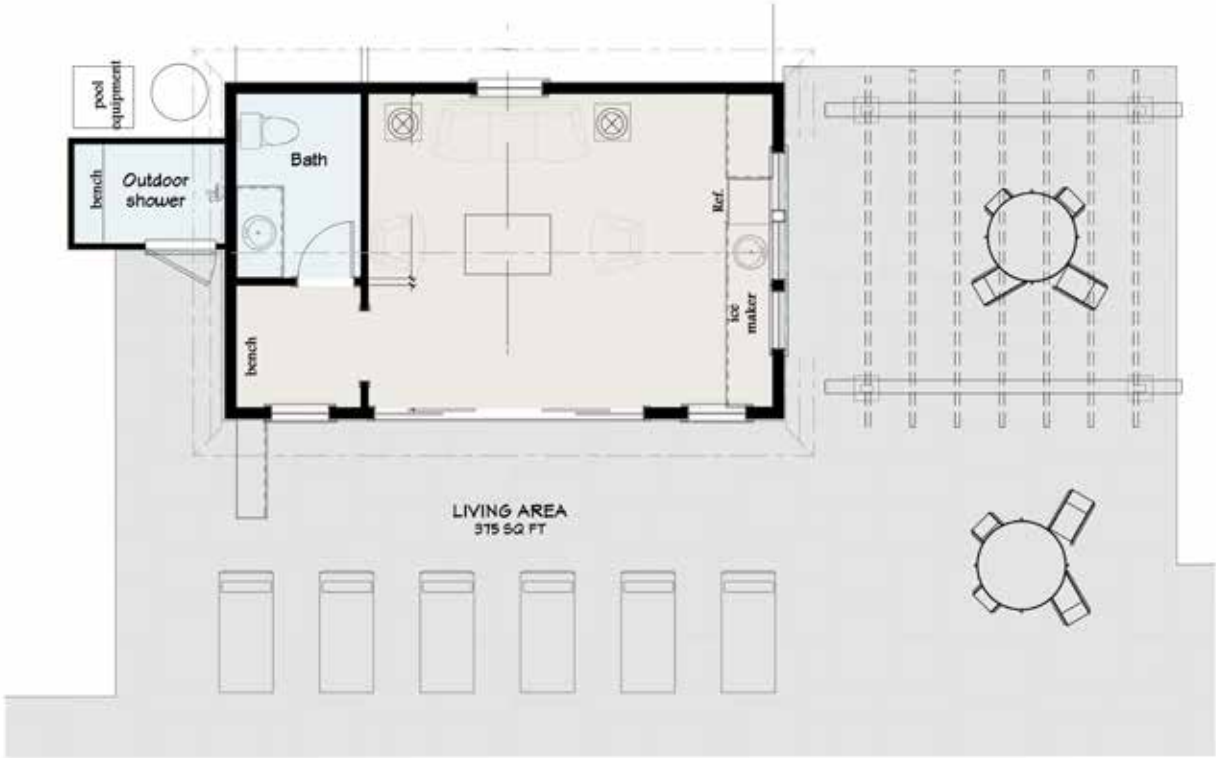
- Attic
- Rooftop Deck



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

POOL HOUSE

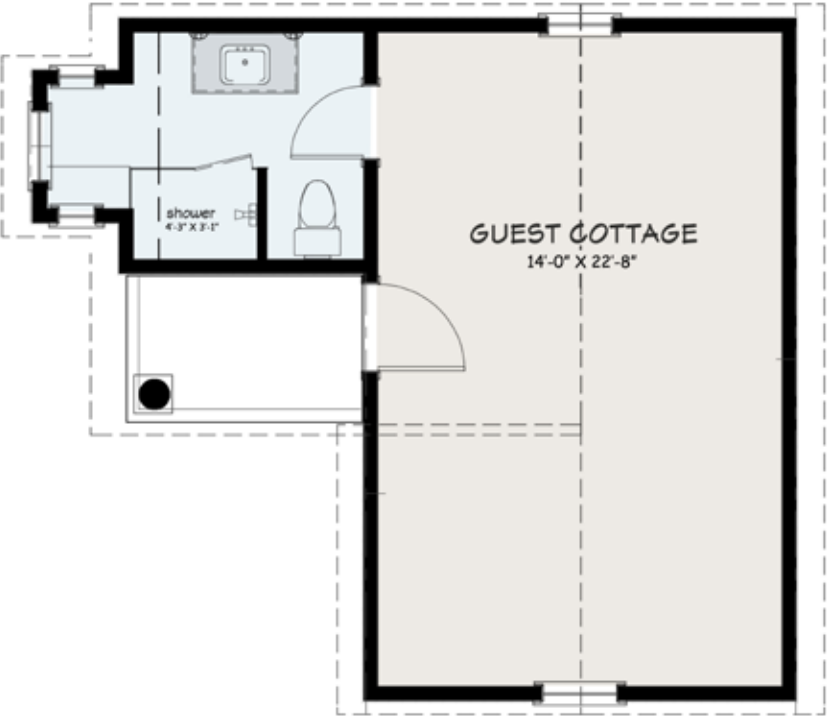
- 376 SF +/-
- Kitchenette
- Half Bathroom
- Outdoor Shower



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

COTTAGE

- 446 SF +/-
- Studio with Full Bathroom



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

ENTRY / EAST ELEVATION



NORTH ELEVATION



REAR / WEST ELEVATION



SOUTH ELEVATION





BESPOKE[™]

R E A L E S T A T E

FOR MORE INFORMATION, PLEASE CONTACT
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