

DUNE ROAD
BRIDGEHAMPTON
NEW YORK



BESPOKE[™]
REAL ESTATE



PINNACLE NEW
CONSTRUCTION
MODERN
WATERFRONT
PROPERTY,
PERFECTLY
POSITIONED
BETWEEN MECOX
BAY AND THE
ATLANTIC OCEAN

MODERN WATERFRONT LIVING

This ultra-modern waterfront home has achieved unprecedented standards in sophisticated architecture and interior design while maximizing the panoramic views of Mecox Bay and the Atlantic Ocean through walls of glass and a rooftop entertaining area. Brought masterfully to life by world-renowned Barnes Coy Architects, known for distinctive modern residential designs in the Hamptons, this new construction home on coveted Dune Road in Bridgehampton is a modern work of art.



PRIME LOCATION
PANORAMIC
OCEAN/BAY VIEWS
AND OCEAN ACCESS

Directly adjacent to the property there is a private deeded ocean access path to one of the Hampton's most sought-after beaches. Enjoy sunset views over Mecox Bay and the Atlantic Ocean from your spectacular rooftop deck, with a one-of-a-kind entertaining area and custom pool.



VIEW OF THE ATLANTIC OCEAN



VIEW OF MECOX BAY





THE APEX OF INDOOR/OUTDOOR LIVING

The finely finished estate stands four spacious stories, with an elevator transporting you to each level, amid beautiful greenery and glistening water beyond. Floor-to-ceiling windows in every room receive generous light, bringing the outdoors in by showcasing the stunning views. Electronic shades controlled by Lutron afford privacy when required. Designer lighting illuminates the home throughout, with linear lighting on all important walls for extra impact when displaying art. A Sonos sound system with individual amplifiers and built-in speakers along with Lutron audio/visual control heightens the sensory experience. An outdoor kitchen and heated pool and spa on the roof terrace makes hosting or relaxing an easy affair.



GROUND LEVEL

OPTIMAL STORAGE

Two separate entrances lead you to the ground level with stone floors and incredible storage space for your beach accessories, bikes and belongings. The oversized 3-car garage with an optional lift for a 4th car and electric car charging station also accesses the interior and is ready for your car collection.



FIRST LEVEL

MADE FOR COMFORT

Five serene en-suite bedrooms can be found on the first level, overlooking the glistening water. The incredible master suite is distinguished by a large sunny bedroom with a private north-facing terrace with sound system, heaters and custom detailing such as a clear glass railing, wood decking, and teak ceiling. Additionally, the master suite features his and hers dressing rooms and spa baths with custom stone vanities and radiant heat flooring.

All bathrooms, including the powder room off the family room, are elegantly appointed with Dornbracht fixtures. Laundry and mechanical rooms complete this level.

SECOND LEVEL

ALL ABOUT ENTERTAINING

The open concept second level features an expansive living room with a linear fireplace, dining room, and the chef's Poliform kitchen with top-of-the-line Sub-Zero, Gaganeau, and Miele appliances. A 50' retractable wall of glass opens to an opulent 1,000 SF+/- terrace optimally positioned to enjoy waterfront sunsets over Mecox Bay.

Features such as a clear glass railing, separate sound system, recessed heaters, a Danver Marine Grade stainless steel built in BBQ area, and an 85" outdoor television enhance the indoor/outdoor experience. This level is complete with a convenient powder room to accommodate guests.





ROOFTOP OASIS, RESORT LIKE LIVING

A world all your own, the expansive rooftop terrace indulges one and all with panoramic bay and ocean views. Complete with a heated pool and spa, a Denver outdoor kitchen, firepit, 85" outdoor TV, powder room and enormous entertaining space. The contemporary design is accented by 42" clear glass railing that wraps the entire rooftop deck.

This contemporary estate truly represents a one-of-a-kind opportunity to experience the apex of indoor/outdoor living in one of the most exclusive water/oceanfront locations in the Hamptons.

FEATURES & AMENITIES

Dune Road, Bridgehampton, NY

\$29,950,000 EXCLUSIVE.

BARNES COY ARCHITECTS

ARCHITECT

WWW.BARNESCOY.COM

OVERVIEW

- Waterfront on Mecox Bay
- Every Room in the House has Major Water Views of Either the Ocean or Bay or Both
- New Construction
- Modern
- Private Dock
- Deeded Ocean Access
- .5 Acres
- 6,000 SF+/- Interior Space
- 5,000 SF+/- Outdoor Deck Space
- 1,500 SF+/- Storage Space
- 750 SF+/- Garage Space
- 5 Bedrooms
- 6 Full & 2 Half Bathrooms
- Top-of-the-line Finishes and Appliances
- Walls of Glass
- Indoor/Outdoor Living
- Elevator Servicing All Four Levels
- Rooftop Deck
- AE Flood Zone

FOLLOW THIS PROPERTY ON INSTAGRAM

[#DuneRoadBridgehampton](https://www.instagram.com/DuneRoadBridgehampton)

FIRST LEVEL

- Master Bedroom with Terrace, His/Her Bathrooms and His/Her Closets
- 4 Bedrooms with Built-in Closets & Full Bathrooms
- Family Room with Powder Room
- Laundry Room
- Elevator
- Mechanical Room

SECOND LEVEL

- Kitchen with Butler's Pantry
- Living Room with Fireplace and Terrace
- Dining Room with Fireplace
- Powder Room
- Elevator
- 50' Retractable Glass Wall
- 1,000 SF+/- Outdoor Covered Terrace Overlooking Mecox Bay with Clear Glass Railings, Separate Sound System, Recessed Heaters, a Danver Marine Grade Stainless Steel Built in BBQ Area, and an 85" Outdoor TV

GROUND LEVEL

- 3 Car Garage
 - Optional Lift for 4th Car
 - Electric Car Charging Station
- Ample Storage Space
- Elevator

ROOFTOP ENTERTAINING AREA

- 3,200 SF +/-
- 360 Degree Panoramic Ocean, Bay and Farm Views
- Heated Pool and Spa
- Outdoor Kitchen
- Elevator Access
- Entertaining Space
- Fire Pit
- Outdoor 85" TV
- 42" Clear Glass Railing All Around
- Powder Room

INTERIOR FEATURES

Windows

- Arcadia Slim Line Series Windows
- Floor to Ceiling Windows in Every Room
- Electronic Shades on Every Window Control by Lutron System

Flooring

- Stone on the Ground Floor
- Wide Plank Prime Grade French Oak on Upper Floors

Lighting

- PATDO Lighting Design Studio
- All Tech Element LED Lighting
- Controlled by Lutron System
- Linear Art Lighting on all Important Walls

Appliances

- AV Control - Lutron
- Sonos Sound System with Individual Amplifiers & Spackled in Speakers
- Long Range WIFI that Covers the Entire Property, Dock and the Beach
- State-of-the-art Mitsubishi HVAC System
- 12 Zones
- Whole House ECOsmarte Water Purification System
- 4 Stop Elevator with Auto Sliding Doors - Ground Floor to the Roof

Kitchen

- Top-of-the-line Appliances
 - Subzero, Gaganeau and Miele Appliances
- Poliform Kitchen
- Chef/Kosher Second Kitchen

Bathrooms

- Large Format Porcelain Tile
- Master - Stone Custom Vanities

Plumbing

- Dombracht Plumbing Fixtures
- Toto Wall Hung Toilets

Garage

- Radiant Heat
- 3 Car Garage
- Optional Lift for 4th Car
- Electric Car Charging Station

Ceiling Heights

- Ground: 9.5'
- First: 9.5'
- Main Living Area: 11'

EXTERIOR FEATURES

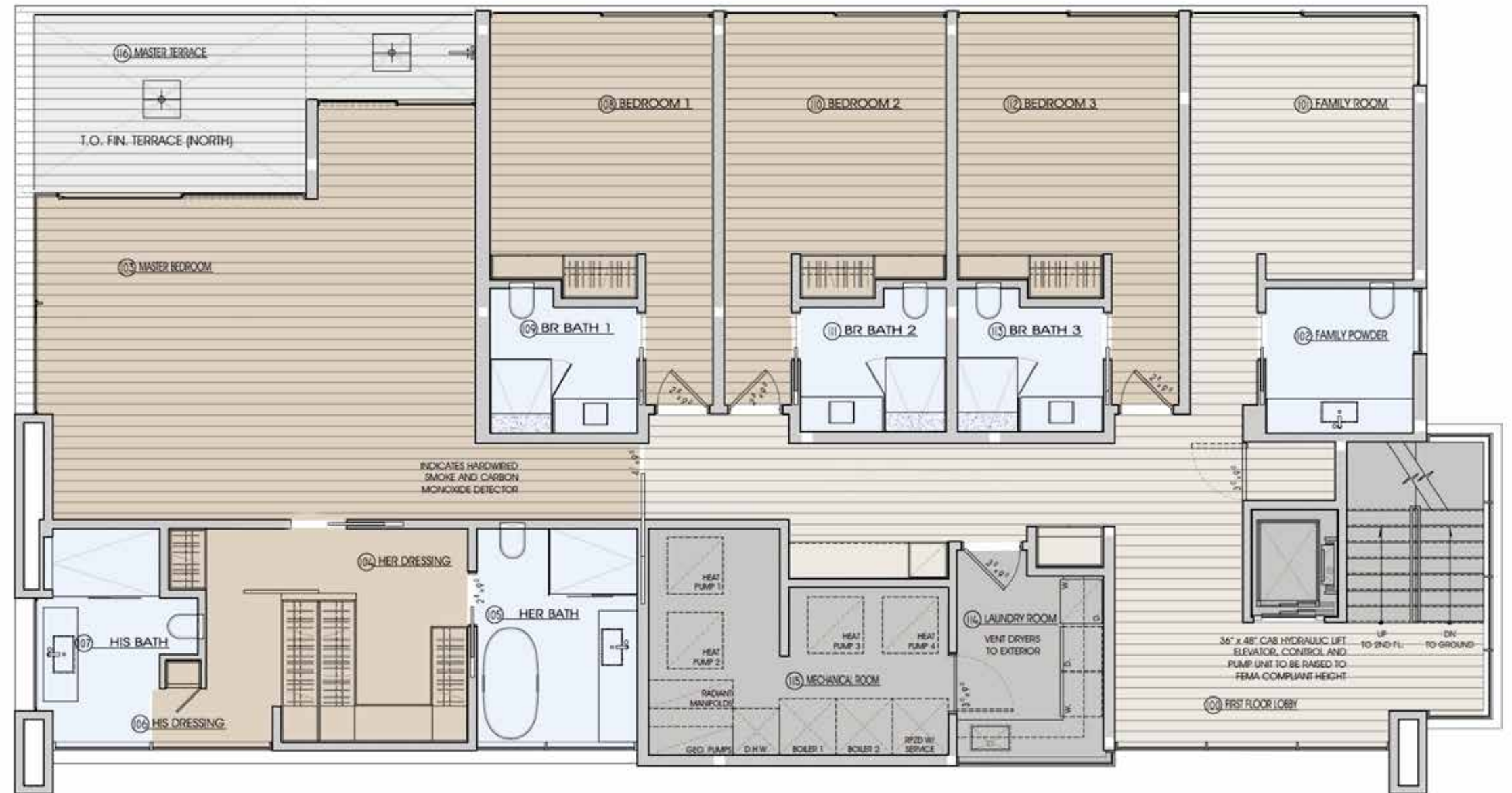
- 5,000 SF+/- of Decking on 3 Levels
- African Mahogany Exterior
- Entertaining Space
- Pool
- Bar
- Fire Pit
- Danver Outdoor Kitchen on Main Terrace
- Natural and Environmental Friendly Landscaping with Low Maintenance
- Whole House Sprinkler System
- Solar Panels with New Telsa Battery Generator System



PRIVATE DOCK
ON MECOX BAY

FIRST LEVEL

- 2,395 SF+/-
- Master Bedroom with Terrace, His/Her Bathrooms and His/Her Closets
- 3 Bedrooms with Built-in Closets and Full Bathrooms
- Family Room with Powder Room
- Laundry Room
- Elevator
- Mechanical Room



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

MAIN LIVING SPACE

SECOND LEVEL INTERIOR

- 2,400 SF+/-
- Kitchen with Butlers Pantry
- Living Room with Fireplace and Terrace
- Dining Room with Fireplace
- Powder Room
- Elevator

TERRACE SPACE

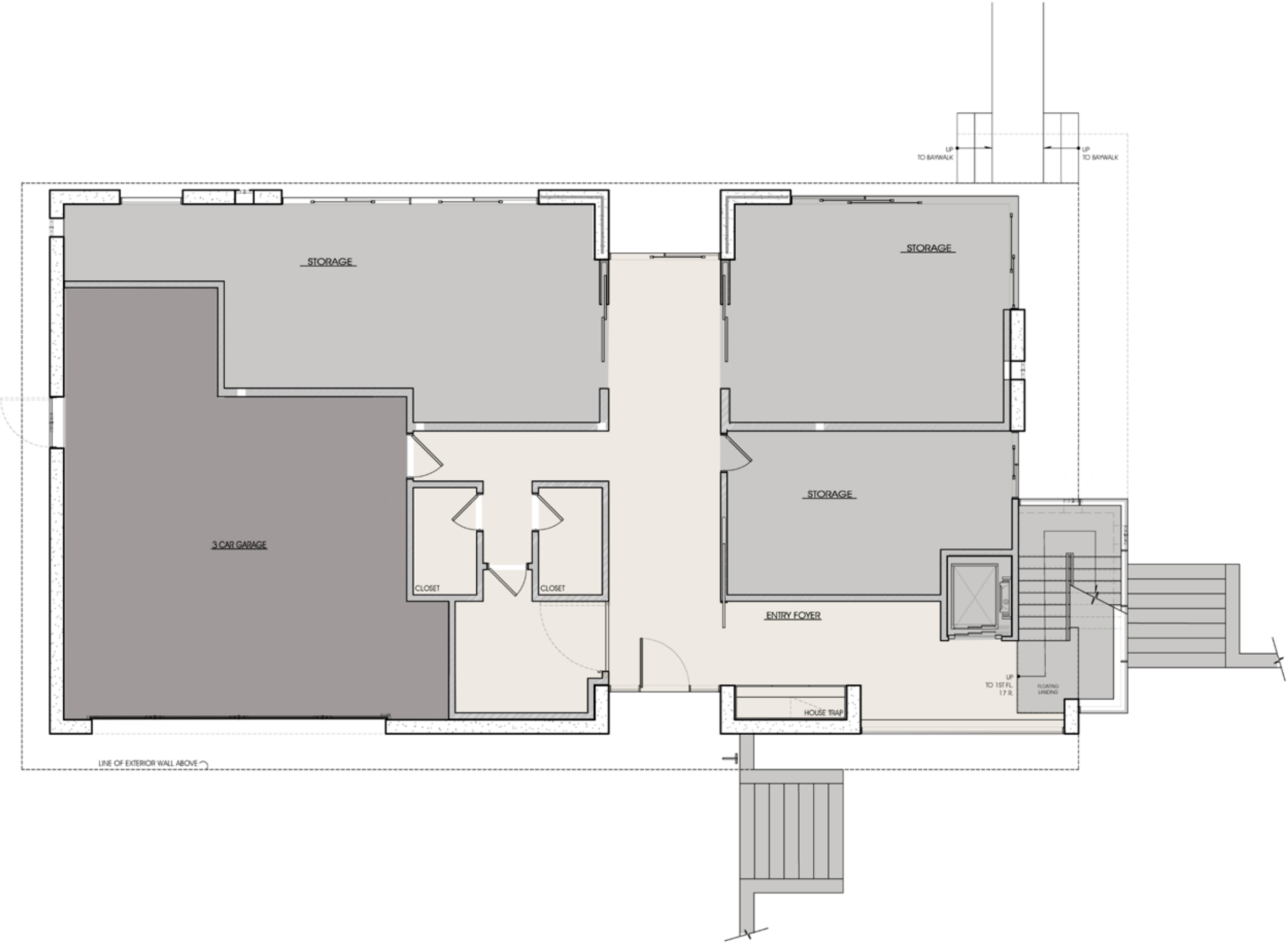
- Retractable 50 Foot Wall of Glass Creating an Extraordinary Indoor / Outdoor Living and Dining Area.
- 1,000SF+/- Outdoor Covered Terrace Overlooking Mecox Bay with Clear Glass Railings, Separate Sound System, Recessed Heaters a Danver Marine Grade Stainless Steel Built in BBQ Area & an 85" Outdoor TV.











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

GROUND LEVEL

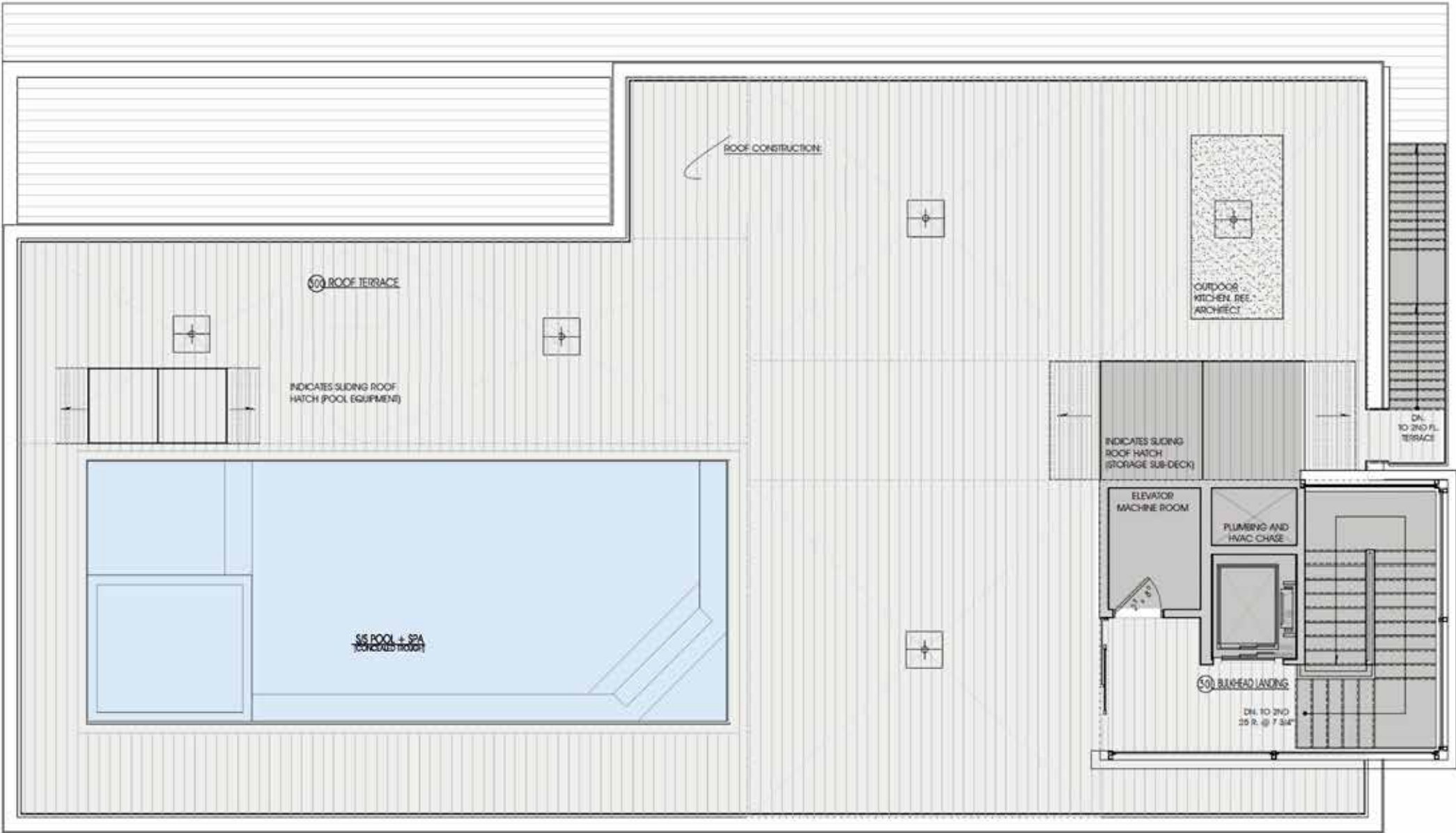
- 850 SF+/-
- 3 Car Garage
- Optional Lift for 4th Car
- Electric Car Charging Station
- Ample Storage Space



	GARAGE
	UTILITY
	LIVING
	BEDROOM
	BATH
	DECK/TERRACE
	POOL
	GRASS

ROOFTOP DECK

- 3,200 SF +/-
- 360 Degree Panoramic Ocean, Bay a
- Heated Pool and Spa
- Outdoor Kitchen
- Elevator Access
- Entertaining Space
- Fire Pit
- Outdoor 85" TV
- 42" Clear Glass Railing All Around
- Powder Room



- UTILITY
- DECK/TERRACE
- POOL

LOCATION

This ultra-modern waterfront estate is in an ideal location with ocean access and a path to one of the most private stretches of beach in Bridgehampton.

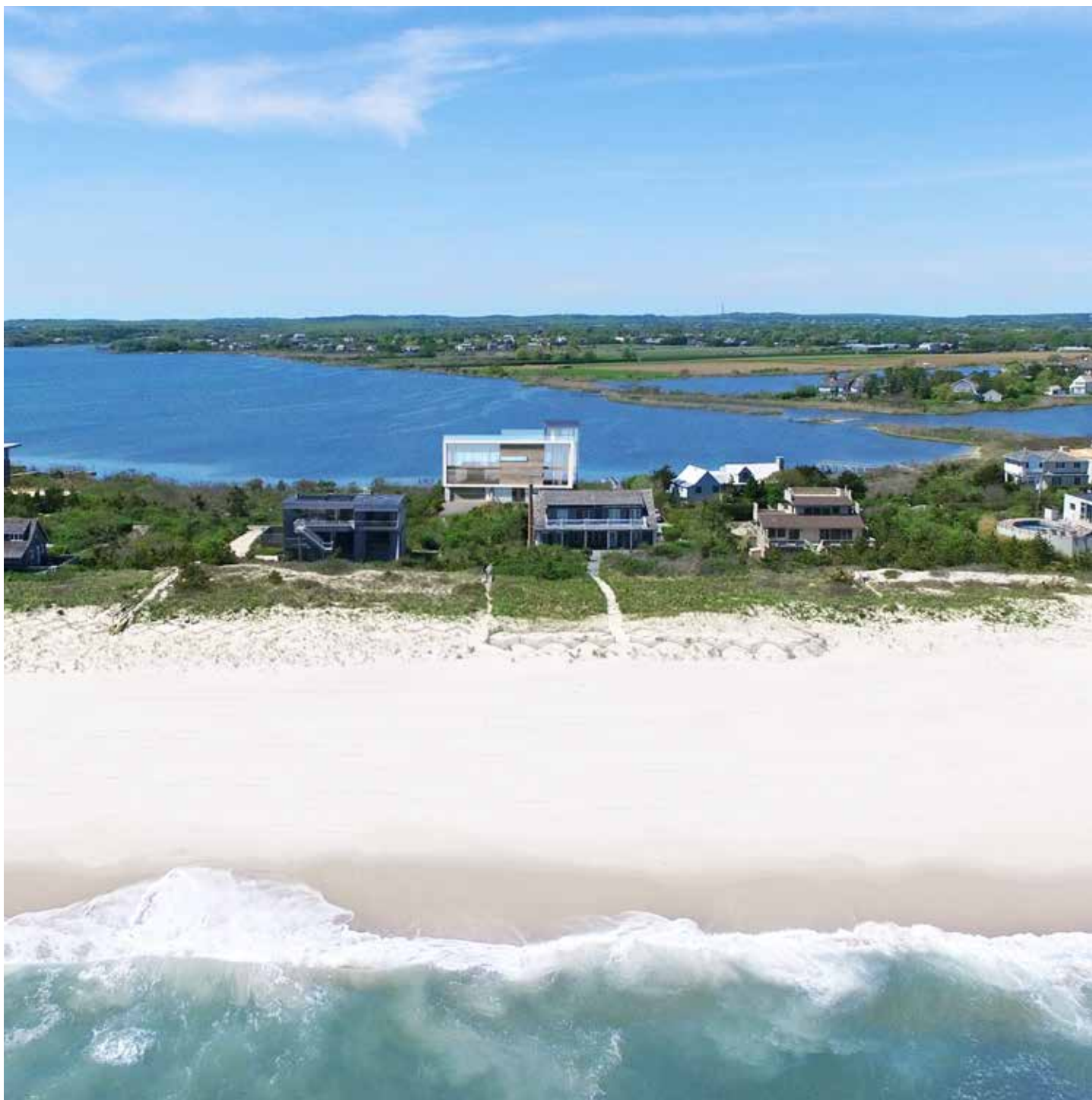
The property is optimally positioned to enjoy western facing sunsets and endless views over Mecox Bay from the rooftop deck.

Additionally, Dune Road is in a prime central location set just minutes from Bridgehampton's Main Street, Mecox Beach, Scott Cameron Beach, and Sagg Main Beach.



SITE PLAN





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FOR MORE INFORMATION, PLEASE CONTACT
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