



# SANDCASTLE

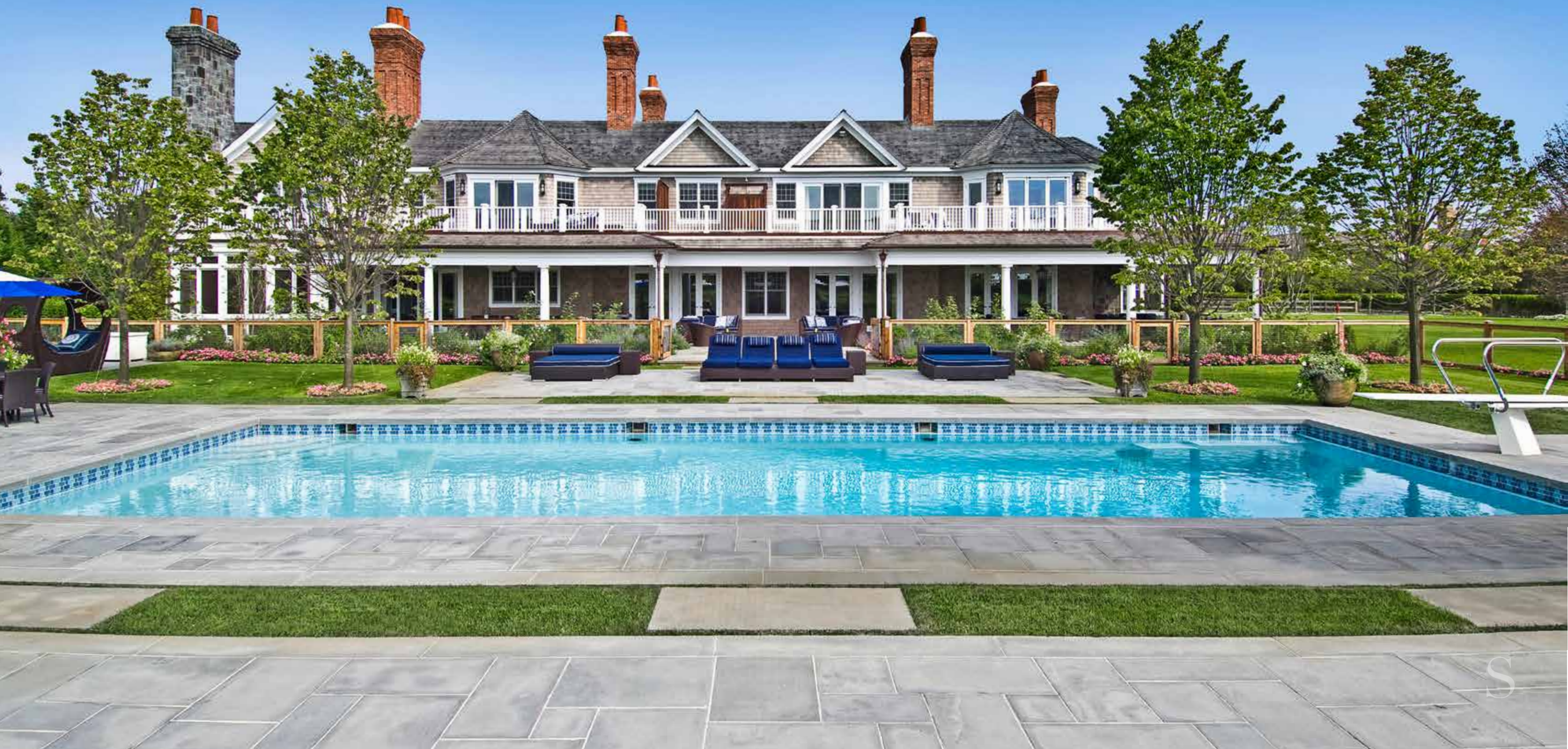
A VISIONARY  
MASTERPIECE

BRIDGEHAMPTON  
NEW YORK

*BESPOKE*<sup>™</sup>  
REAL ESTATE



*Experience Sandcastle,*  
A ONE-OF-A-KIND  
HAMPTONS ESTATE.







THIS EXPANSIVE  
BRIDGEHAMPTON  
ESTATE EPITOMIZES  
THE VERY FINEST IN  
*East End luxury living,*  
WITH EVERY DETAIL  
AND AMENITY ONE  
COULD *desire.*





THE *11.5 acres* ENCOMPASSES  
SPRAWLING LAWN SPACE,  
ENTERTAINING AREAS, AND  
RESERVE, *all with spectacular  
sunset views.*



INDULGE IN ANY  
ACTIVITY YOUR  
*heart desires* IN AN  
*all-inclusive* SETTING.





CUSTOM LANDSCAPING  
& EXTERIOR LIGHTING  
COMPLETE THIS *incomparable*  
*outdoor oasis.*







## WELCOME TO SANDCASTLE

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Boasting three stories, the 17,000 SF+/- principal residence includes 10 bedrooms, 10 full and 5 half bathrooms and serves both as a private escape and an entertainer's paradise. Indulge in any activity your heart desires in this all-inclusive setting. A recreational pavilion, sunken tennis court with a pergola, 20' x 60' gunite pool with underwater stereo, an oversized hot tub, full outdoor kitchen, basketball court, baseball field and tree house assure something for everyone. Custom landscaping and exterior lighting complete this incomparable outdoor oasis.



A VISIONARY *Masterpiece*

SANDCASTLE, BRIDGEHAMPTON

\$49,995,000 Exclusive.

*overview*

- 11.5 Acres in Totality
  - 2.85 Acre Principal Residence
  - 8.65 Acre Reserve
- **MAIN RESIDENCE**
  - First & Second Level: 17,000 SF+/-
  - Lower Level: 9,000 SF+/-
  - 10 Bedrooms
  - 10 Full & 5 Half Bathrooms
  - Full Home Automation from Crestron
  - Elevator with Service to Three Levels and Attic
- Sunken Tennis Court with Stone Walls
- Custom Landscaping & Lighting
- 20' x 60' Gunite Pool with Electric Cover and Underwater Stereo
- Oversized Hot Tub
- 2,400 SF+/- Recreation Pavilion
- Full Outdoor Kitchen
- Full Court Basketball
- Full Baseball Field
- Tree House
- Reserve

*first level*

- Grand Foyer with Dome and an Exquisitely Crafted Plaster Ceiling
- Bordeaux Walnut Floors with Radiant Heat
- Double Living Room with Two Fireplaces and Exquisite Plaster Ceiling
- Formal Dining Room with Fireplace, Exquisite Plaster Ceiling
- Butler's Pantry
- Wine Room
- Chef's Kitchen with Fireplace
- Additional Chef's Kitchen with Professional Appliances
- Walk-In Refrigeration Room
- Steel Hopper Doors

*additional first level amenities*

- 10-Seat Theatre with Interactive Stadium Seating, Planetarium Ceiling, Black Out Shades and Concession Area
- Package Room
- Gardening and Flower Cutting Room
- Mudroom Inclusive of Five Closets
- Laundry Room
- Den with Office and Squash Viewing Area
- 'His' Walnut Library and 'Her' Uniquely Crafted Library
- Sun Room
- 2,000 SF+/- of Covered Porches with Snow Melt Covered Gas Fire Pit
- Screened Porch with Fireplace and TV

*second level*

- Separate Guests Quarters with Full Apartment Amenities Including: Two Bedrooms, Full Bathroom, Living Room, Kitchen, and Laundry
- 1,500 SF+/- Outside Decking
- Outdoor Shower
- 5 En-suite Bedrooms
  - Inclusive of an 8-Bunkbed Room
- **2,000 SF+/- MASTER SUITE FEATURING:**
  - Master Bath with Honey Onyx Slabs
  - Master Closets with Exquisitely Crafted, High-Quality Cabinetry
  - Sitting Room
  - Wet Bar
  - Powder Room
  - Seasonal Closet

*lower level*

- **PRIVATE SPA SUITE**
  - Complete Spa Room with Fireplace and 2 Hydraulic Massage Tables
  - Sunken-tile Jacuzzi
  - Sauna
  - Steam Room
  - Massage Area
  - Two Exposed Showers
  - Commercial-Grade Glass
- Squash, Racquetball, and Basketball Court

- Volleyball Court
- Lower Level Garage with Two Hydraulic Lifts
- State-of-the-art Training Room and Gym
- Full Wine Cellar
- **ENTERTAINMENT AREA**
  - 2,000 SF+/- Entertainment Lounge
  - Skateboard Half-pipe
  - Rock Climbing Wall
  - Arts and Crafts Area
  - Full-Equipped DJ Booth and Recording Area
  - Laser Lights and Fog Machines
  - Karaoke Theatre with Stage and Dressing Room
  - Dance Revolution
  - Virtual Sports Area Including Golf, Soccer, Hockey and Baseball
- **BOWLING ALLEY**
  - Two Lane Bowling Alley
  - Full Bar and Disco Area
  - Media Area with 5 in-wall TVs

*recreational pavilion*

- Two Full Bathrooms
- Oversized Spa
- Yoga Studio
- Changing Room
- Gym
- Covered Porch
- Billiard Area
- Steam Room
- Massage Room
- Pilates Room
- Media Area
- Mechanical Room





## THE ARRIVAL

A secure gated entrance proceeds to a long private hedge-lined drive where a meticulously-crafted residence is sited on the pristine sprawling grounds.









## DOUBLE-HEIGHT ENTRY FOYER

Inspired by excellence, the interior of the home is just as grand and impressive. Exquisite details and timeless elements make a memorable statement from the moment you are greeted in the magnificent entry hall. Beautiful bordeaux walnut radiant heat floors, extensive custom millwork, architectural ceilings and high-end finishes enrich the ambiance. An elevator transports you to all three levels plus the attic, a great addition to the elegant main staircase. Full home automation by Crestron affords you control of every feature.





## DINING ROOM

The regal dining room is highlighted by a stunningly custom crafted ceiling, and complemented by a butler's pantry and wine room.







## GOURMET KITCHEN

Any chef will delight in the gourmet kitchen enriched by its own fireplace, top-of-the-line appliances, and two seating areas. An additional chef's kitchen and walk-in refrigeration room accommodate all your large-scale entertaining needs.





## FORMAL LIVING ROOM





## HIS AND HER OFFICES





## CUSTOM HOME THEATRE

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The 10-seat movie theatre features interactive stadium seating, black out shades, planetarium ceiling and concession area.







## DEN

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The first level also includes a den with powder room looking out to a screened porch.





## OPULENT MASTER RETREAT

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Perched on the second level are divine sleeping quarters, inclusive of the 2,000 SF+/- master suite with a sitting room, wet bar, powder room, expertly fitted master closets with high-quality cabinetry, indulgent master bath graced by honey onyx slabs, and an expansive terrace with outdoor shower.





## MASTER BATHROOM





MASTER DRESSING ROOM



MASTER CLOSET





## PRIVATE MASTER DECK

The expansive private master deck allows for panoramic views over the reserve and also features an outdoor shower.





## GUEST BEDROOMS

An additional 8 en-suite bedrooms, an 8-bunkbed room, outdoor terrace, living room, and separate guest quarters complete the allure on the second level.









## GUEST WING

The separate guest quarters feature a full apartment with a kitchen, living room, dining area, laundry, two bedrooms, and a private entrance.



## THE ULTIMATE LOWER LEVEL

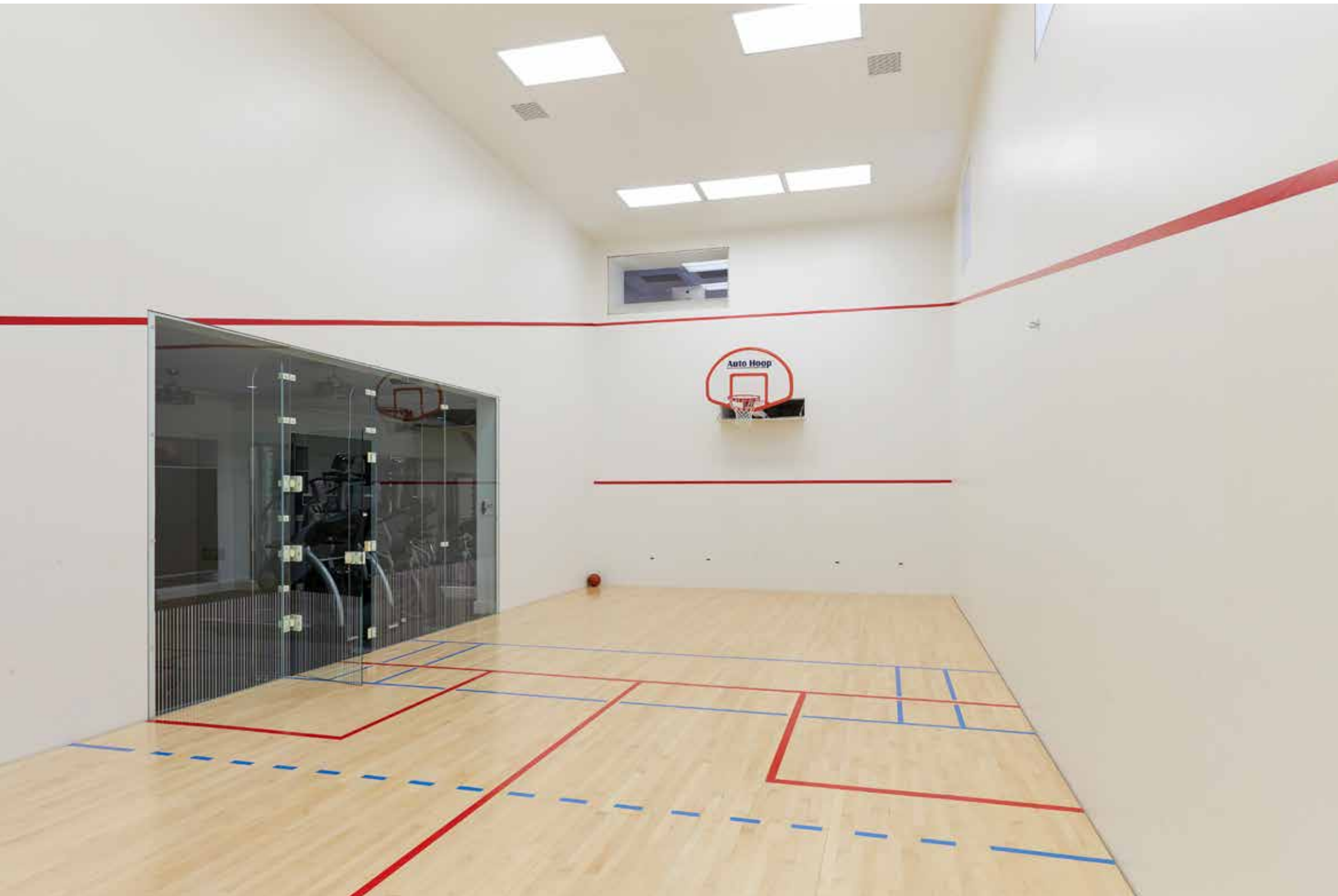
The expansive lower level was designed to suit your every mood.

### THE ENTERTAINING SPACE FEATURES:

- TWO-LANE BOWLING ALLEY WITH FULL BAR
- DISCO & MEDIA AREA WITH FIVE IN-WALL TVS
- FULL WINE CELLAR
- FITNESS CENTER WITH TRAINING ROOM, SQUASH, RACQUETBALL, BASKETBALL AND VOLLEYBALL COURTS
- ENTERTAINMENT LOUNGE WITH ROCK CLIMBING WALL, SKATEBOARDING HALF-PIPE, ARTS AND CRAFTS AREA, DJ BOOTH, AND RECORDING AREA, A VIRTUAL SPORTS AREA WITH GOLF, SOCCER, HOCKEY AND BASEBALL
- PRIVATE SPA SUITE







## STATE-OF-THE-ART FITNESS CENTER

The sports enthusiast will love staying active with squash, racquetball, basketball and volleyball courts as well as a fully-equipped training room and gym for workouts.



# ENTERTAINMENT LOUNGE

The 2,000 SF+/- state-of-the-art entertainment lounge features a rock-climbing wall, skateboarding half-pipe, arts and crafts area, DJ booth and recording area, a virtual sports area with golf, soccer, hockey, and baseball.







## PRIVATE SPA SUITE

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A private spa suite with a spa room with a fireplace and two hydraulic massage tables, sunken tile jacuzzi, sauna, steam room, massage area and showers awaits for pampering.



# OUTDOOR ENTERTAINING

Indulge in any activity your heart desires in this all-inclusive setting. A recreational pavilion, sunken tennis court with a pergola, 20' x 60' gunite pool with underwater stereo, an oversized hot tub, full outdoor kitchen, basketball court, baseball field and tree house assure something for everyone.



















SUNKEN TENNIS COURT



RESERVE WITH  
BASEBALL FIELD

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## RECREATION PAVILION

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The 2,400 SF+/- recreation pavilion adds to the estate's ample amenities. The pavilion features a yoga studio with fireplace, two full bathrooms, kitchen, changing room, gym, covered porch, billiard area, steam room, massage room, pilates room, and media area.

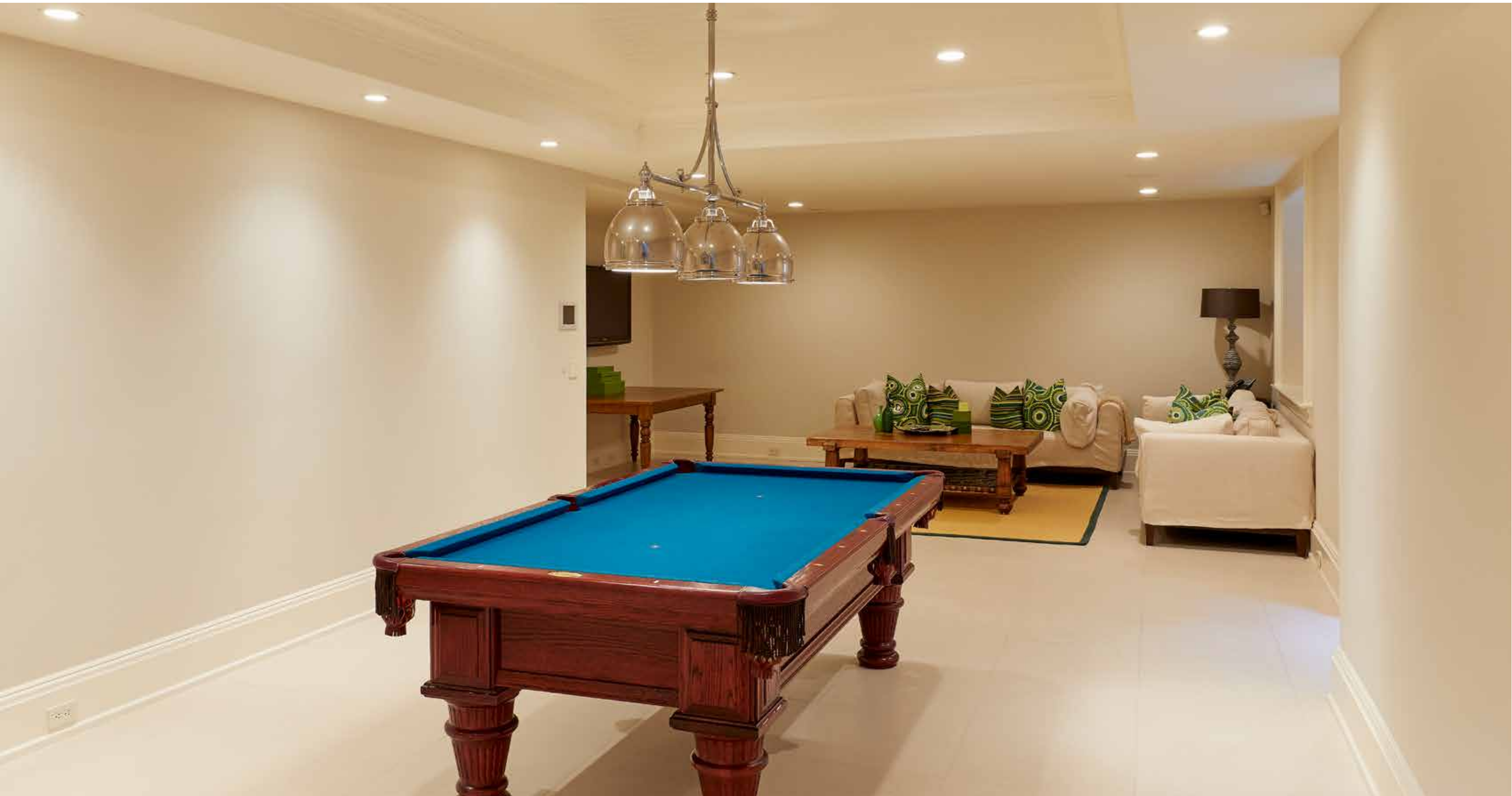














# FIRST LEVEL

- **ENTRY**
  - Grand Foyer with Dome and an Exquisitely Crafted Plaster Ceiling
  - Bordeaux Walnut Floors with Radiant Heat
  - Double Living Room with Two Fireplaces
- **DINING & KITCHEN**
  - Formal Dining Room with Fireplace and Exquisite Plaster Ceiling
  - Butler’s Pantry
  - Wine Room
  - Chef’s Kitchen with Fireplace
  - Additional Gourmet Kitchen with Professional Appliances
  - Walk-In Refrigeration Room
- **THEATRE**
  - 10-Seat Theatre with Interactive Stadium Seating, Planetarium Ceiling, and Concession Area
- **ADDITIONAL AMENITIES**
  - Package Room
  - Gardening & Flower Cutting Room
  - Mudroom Inclusive of Five Closets
  - Laundry Room
  - Children’s Den with Office and Squash Viewing Area
  - His’ Walnut Library and ‘Her’ Uniquely Crafted Library
  - Sun Room
  - 2,000 SF+/- of Covered Porches with Snow Melt
  - Covered Gas Fire Pit
  - Screened Porch with Fireplace and TV





# SECOND LEVEL

- GUESTS QUARTERS**




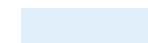
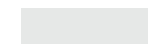

- Separate Guests Quarters with Full Apartment Amenities Including: Two Bedrooms, Full Bathroom, Living Room, Kitchen and Laundry

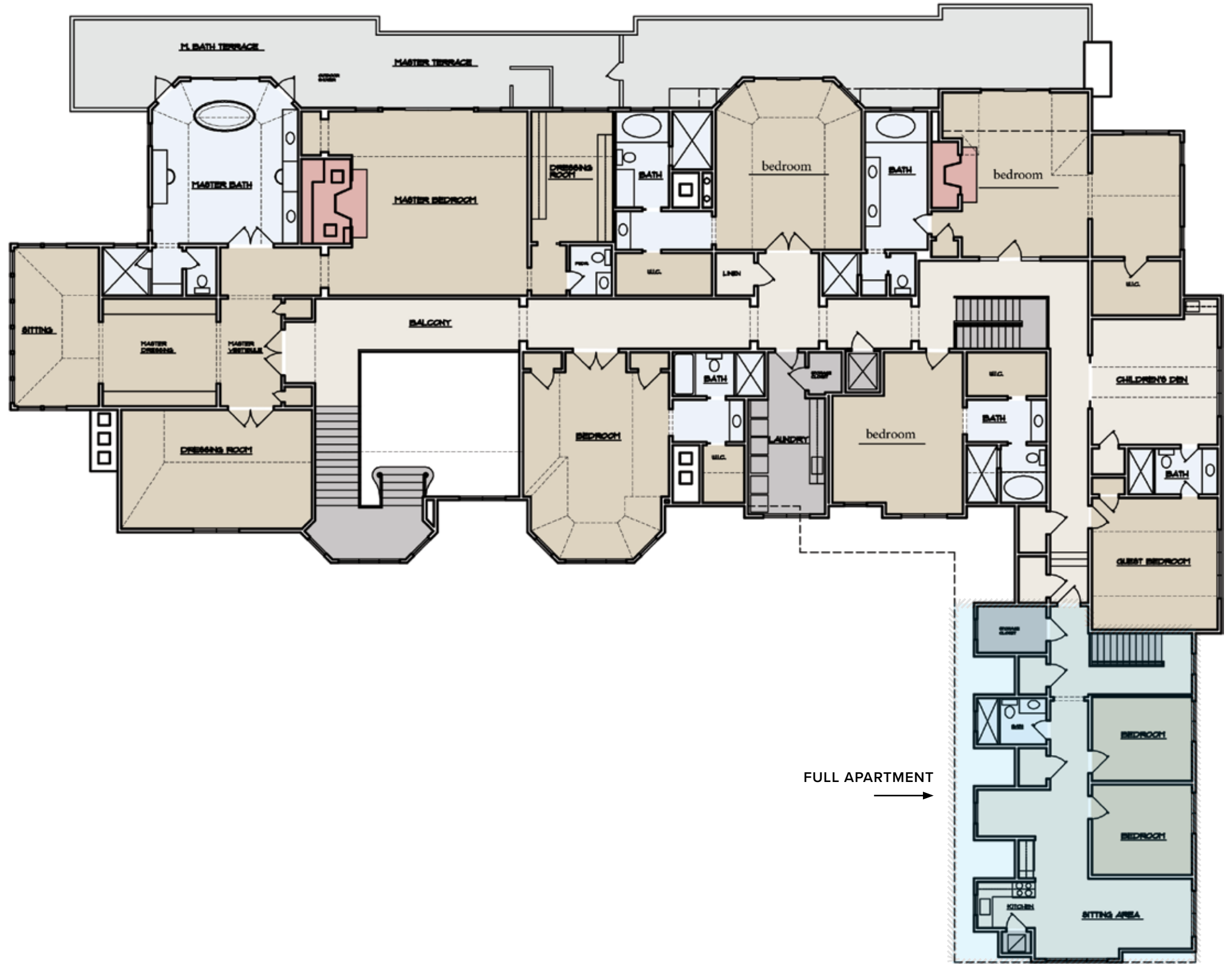
- 2,000 SF+/- MASTER SUITE**

- Master Bath with Honey Onyx Slabs
- Master Closets with Exquisitely Crafted, High-Quality Cabinetry
- Sitting Room
- Wet Bar
- Powder Room
- Seasonal Closet

- ADDITIONAL AMENITIES**

- 1,500 SF+/- Outside Decking
- Outdoor Shower
- 5 En-suite Bedrooms
- Inclusive of an 8-Bunkbed Room

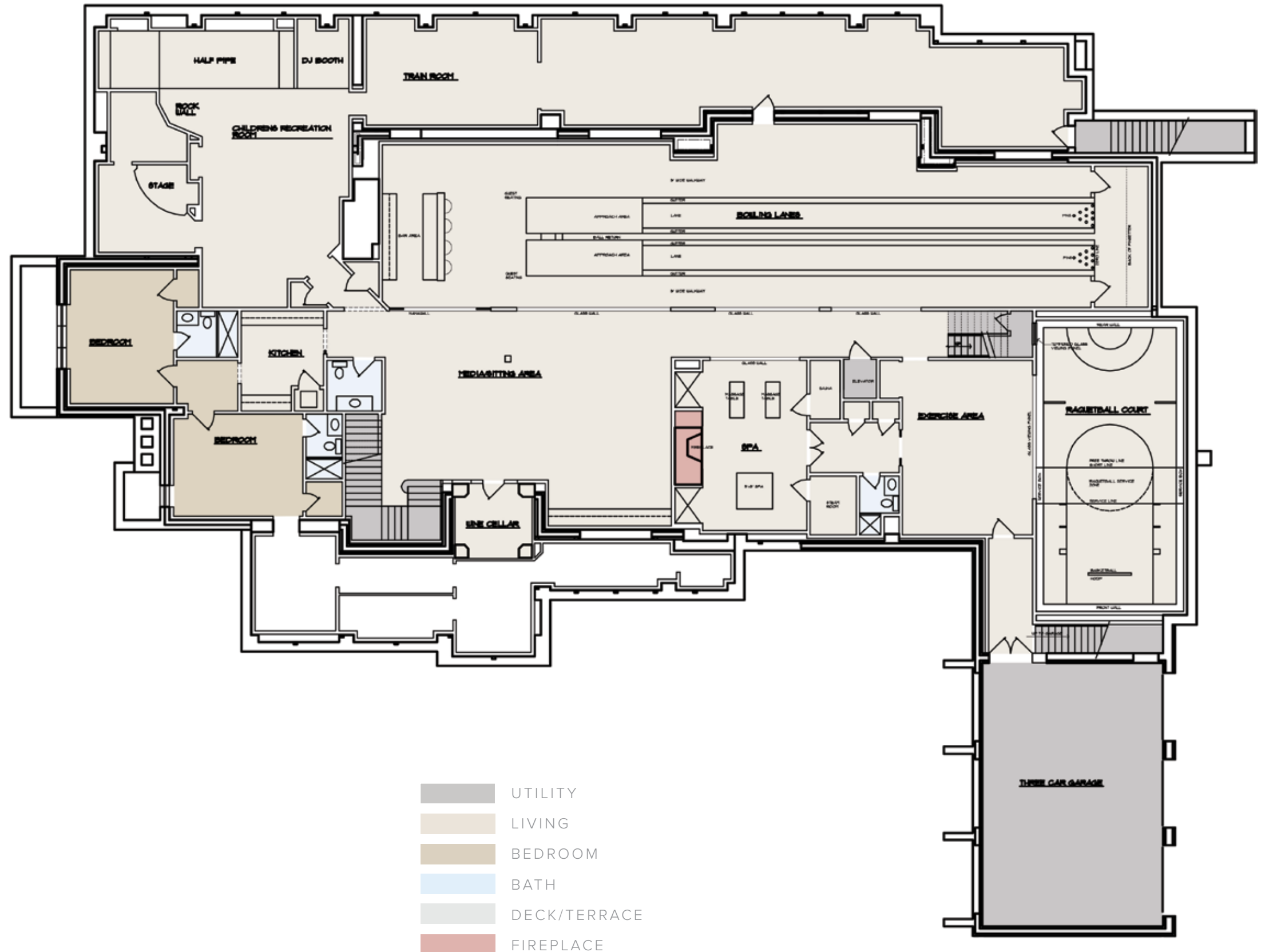
	UTILITY
	LIVING
	BEDROOM
	BATH
	DECK/TERRACE
	FIREPLACE





# LOWER LEVEL

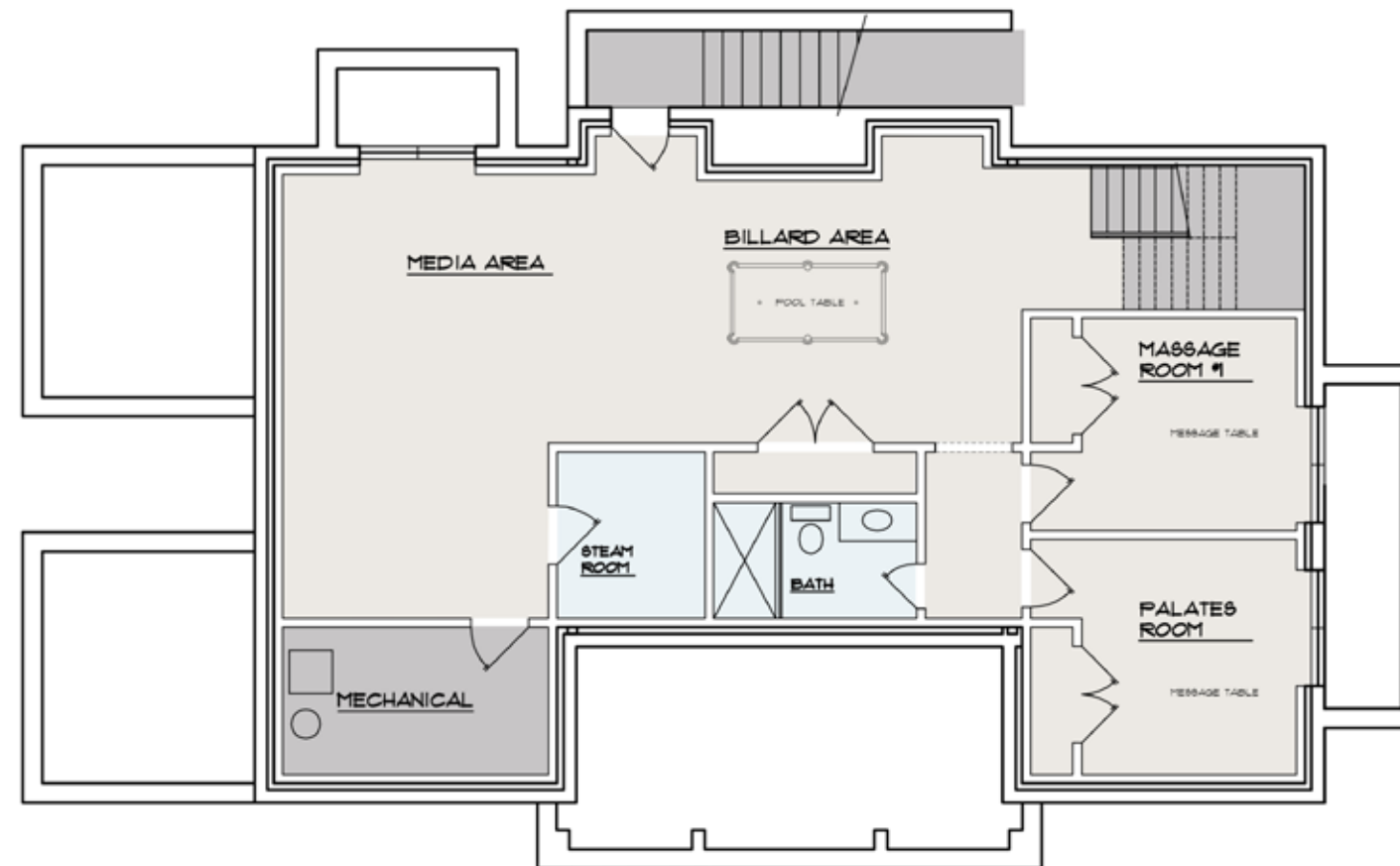
- 2,000 SF+/- STATE-OF-THE-ART ENTERTAINMENT LOUNGE
  - Skateboard Half-Pipe
  - Rock Climbing Wall
  - Arts and Crafts Area
  - Full-Equipped DJ Booth and Recording Area
  - Laser Lights and Fog Machines
  - Karaoke Theatre with Stage and Dressing Room
  - Dance Revolution
  - Virtual Sports Area including Golf, Soccer, Hockey and Baseball
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- Lower Level Garage with Two Hydraulic Lifts
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- State-of-the-Art Training Room and Gym





# RECREATIONAL PAVILION

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













*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)