

Where Ocean Views Meet Endless Summer on 3.5 Acres in Sagaponack

709 Daniels Lane, Sagaponack



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WHERE OCEAN VIEWS MEET ENDLESS SUMMER ON 3.5 ACRES IN SAGAPONACK

Sagaponack. Welcome to a rare and remarkable opportunity in the heart of the Hamptons' most coveted seaside village-Sagaponack. Positioned south of Daniels Lane and just moments from the beach, this exquisite traditional estate offers the ultimate in four-season luxury living. This recently reimagined residence spans 10,000± square feet of bespoke interiors and is set on 3.5 lush acres, all with beach access and unobstructed ocean views. Originally built by Fountainhead Construction from plans by John P. Laffey, and completely refurbished over the last 2 years, this stylish estate is a masterclass in East End elegance, comfort, and ease. The residence unfolds across three impeccably designed levels, beginning with a grand entry foyer that leads into a breathtaking double-height living room anchored by a stately fireplace. An adjacent informal living room provides a serene space for reading, TV or quiet retreat. The formal dining room flows effortlessly into a country-style kitchen that is both luxurious and lived-in, featuring its own fireplace, breakfast area, cozy lounge seating, and large-screen TV. Designed for chefs and entertainers alike, the kitchen boasts custom cabinetry, marble countertops, dual sinks, and top-of-the-line appliances including a Sub-Zero refrigerator, dual Bosch dishwashers, microwave, cappuccino machine, and a six-burner Viking range with griddle and double ovens. A butler's pantry with wine coolers, sink, and icemaker adds to the culinary allure. Also on the main floor: a guest bedroom with en-suite bath and heated floors, a mudroom, and a two-car garage for seamless arrivals. Privately accessed by its own staircase, the grand primary suite is a sanctuary all its own, complete with a fireplace, private ocean view terrace, a sitting room/office, walk-in closets, and a spa-inspired bath with Jacuzzi, steam shower, radiant heated floors, and dual vanities. Three additional guest suites, accessible via a dedicated staircase, provide enhanced comfort and complete privacy for fortunate weekend guests. Designed for leisure and retreat, the lower level features a large living room with full kitchen, home gym, massage room, staff suite, 2 full baths, sauna and a well-equipped laundry room. Whether you are hosting guests or recharging solo, this level is built to suit every mood. Step outside into a dreamy Hamptons escape, featuring a screened summer living room with a fireplace, TV, and plush seating overlooking a stunning 18' x 48' heated Gunite pool with automatic cover and full pool house. Surrounding stone patios offer ample lounging, while Broadview Landscape Design has crafted an environment of vibrant gardens, shaded walkways, and an expansive meadow area. As an added bonus, the western edge of this spectacular property affords room for a future tennis or padel court. This estate is fully outfitted with premium mechanicals and smart home features including full-house generator, 6-zone HVAC, 600-amp electrical service, central vacuum, irrigation system, cable, Wi-Fi, and a Sonos sound system and state-of-the-art security system for peace of mind. With its ideal location moments to the beach and within easy reach of Sag Harbor, Bridgehampton, and East Hampton, this Sagaponack offering is more than a grand estate, it is an invitation to experience the absolute best of Hamptons living. When would you like to start living the dream? **WEB# 931947**



Properties Details / Amenities



BASIC HOUSE/ PROPERTY INFORMATION

- Traditional
- South of the Highway
- Deeded Ocean Access
- Oceanviews
- Built 2007/Refurbished 2024 & 2026
- 3.5 Acres
- 10,000 SF 3 Levels
- 6 Bedrooms
- 7 Full and 3 Half Bathrooms
- 5 Fireplaces
- 2 Car Attached Garage
- Cedar Shingle Roof & Siding
- Room for Tennis or Padel Court

FIRST FLOOR

- Entry Foyer
- Double Height Living Room with Fireplace
- Formal Dining Room
- Family Room off Kitchen w/
 - o Fireplace
 - o Breakfast Table
 - o Couches
 - o TV
 - o Couches
- Kitchen (See Detail Below)
- Den with
 - o Fireplace
 - o Large Screen TV
 - o Access to Porch
- Guest Bedroom w/ Full Bath & Heated Floors
- Mudroom Entry
- 2-Car Garage

KITCHEN DETAILS

- Gourmet Eat-In Kitchen with:
 - o Custom Cabinets
 - o Marble Counter Tops
 - o Dual Sinks w/ Automatic Disposals
 - o Center Island w/ Seating for 4
- Professional Appliances Including
 - o Subzero Refrigerator
 - o Dual Bosch Dishwashers
 - o Microwave
 - o Cappuccino Machine
 - o 6 Burner Viking Gas Range w/:
 - Griddle
 - Double Ovens
- Butlers Pantry with:
 - o Icemaker
 - o Sink
 - o 2 Marvel Wine Cooler

SECOND FLOOR

- Grand Primary Wing with:
 - o Separate Staircase
 - o Fireplace
 - o Private Oceanview Terrace
 - o Sitting Room/Office
 - o Walk-in Closets
 - o Bathroom with:
 - Radiant Heated Floors
 - Steam Shower
 - Jacuzzi
 - Vanity w/ Dual Sinks
- 3 Bedroom Guest Wing Accessed by Separate Staircase

LOWER LEVEL

- Large Living Room with
 - o Couches
 - o TV
- Kitchen
- Staff Suite w/ Full Bath
- Well Outfitted Gym w/ Massage Room
- Full Bath
- Laundry Room

OUTSIDE AMENITIES

- Separate Formal & Maintenance Driveways from Daniels Lane
- 18' X 48" Heated Gunitite Pool w/ Automatic Cover
- Screened Porch w/ Fireplace & Large Screen TV
- Pool House w/ Bathroom, Outdoor Seating & Trellis
- Room for Tennis or Padel Court
- Extensive Landscaping & Gorgeous Gardens
- Expansive Meadow Area

TECHNICAL/MECHANICAL ASPECTS

- Cedar Shingle Siding & Roofing
- Copper Leader and Gutters
- White Oak Flooring
- Full House Generator
- Irrigation System
- Central Air Conditioning
- Central Vacuum
- 6 Zone HVAC
- 600+/- Amp Electrical Service
- Public Water
- Oil Fired Forced Hot Air Heating
- Propane for Cooking & Pool Heater
- Cable and Wi-Fi
- Sonos System
- Alarm System
- Central Vacuum

CREATIVE

- Construction by Fountainhead
- Architecture by John P Laffey
- Landscaping by Broadview



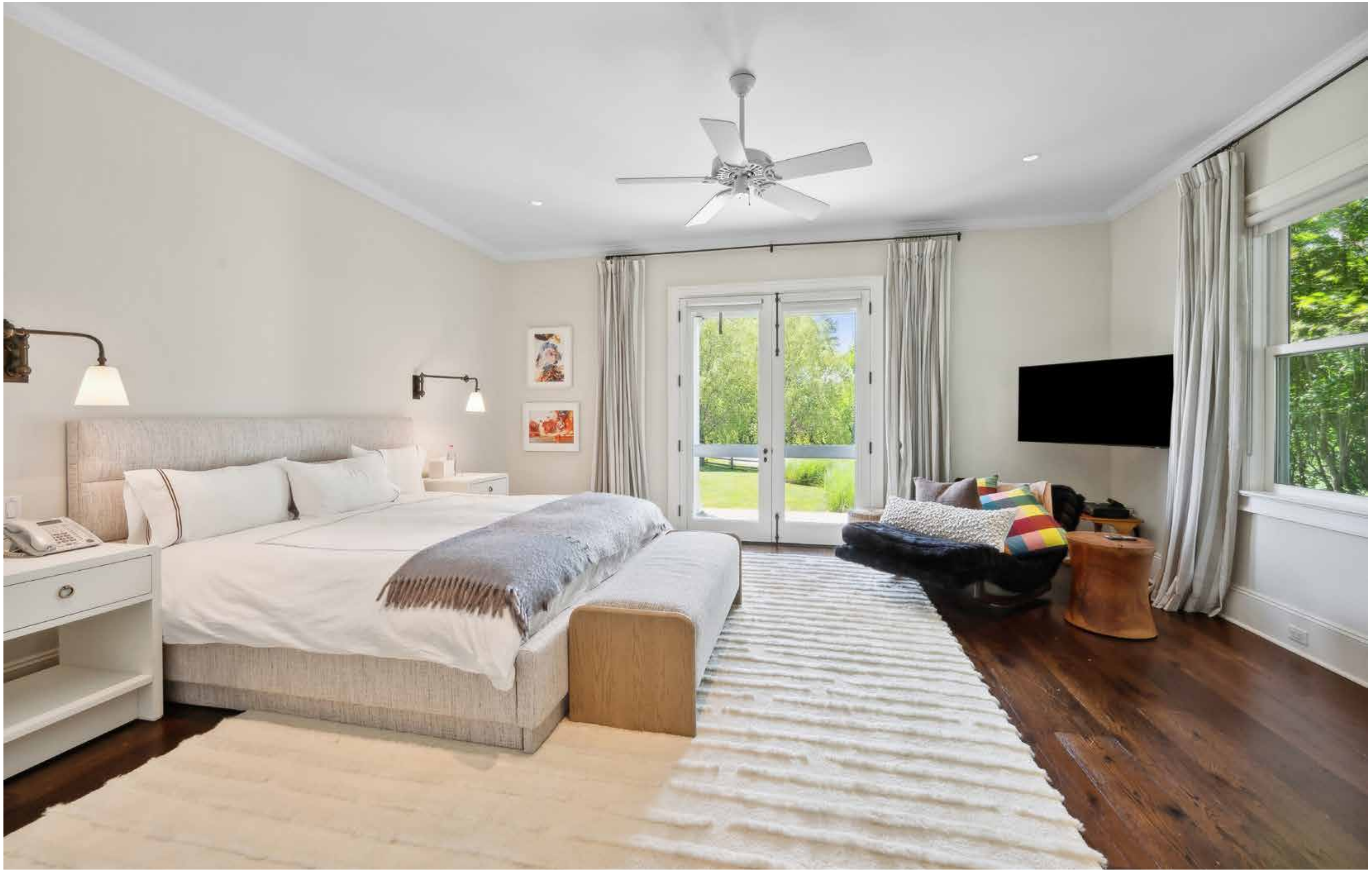


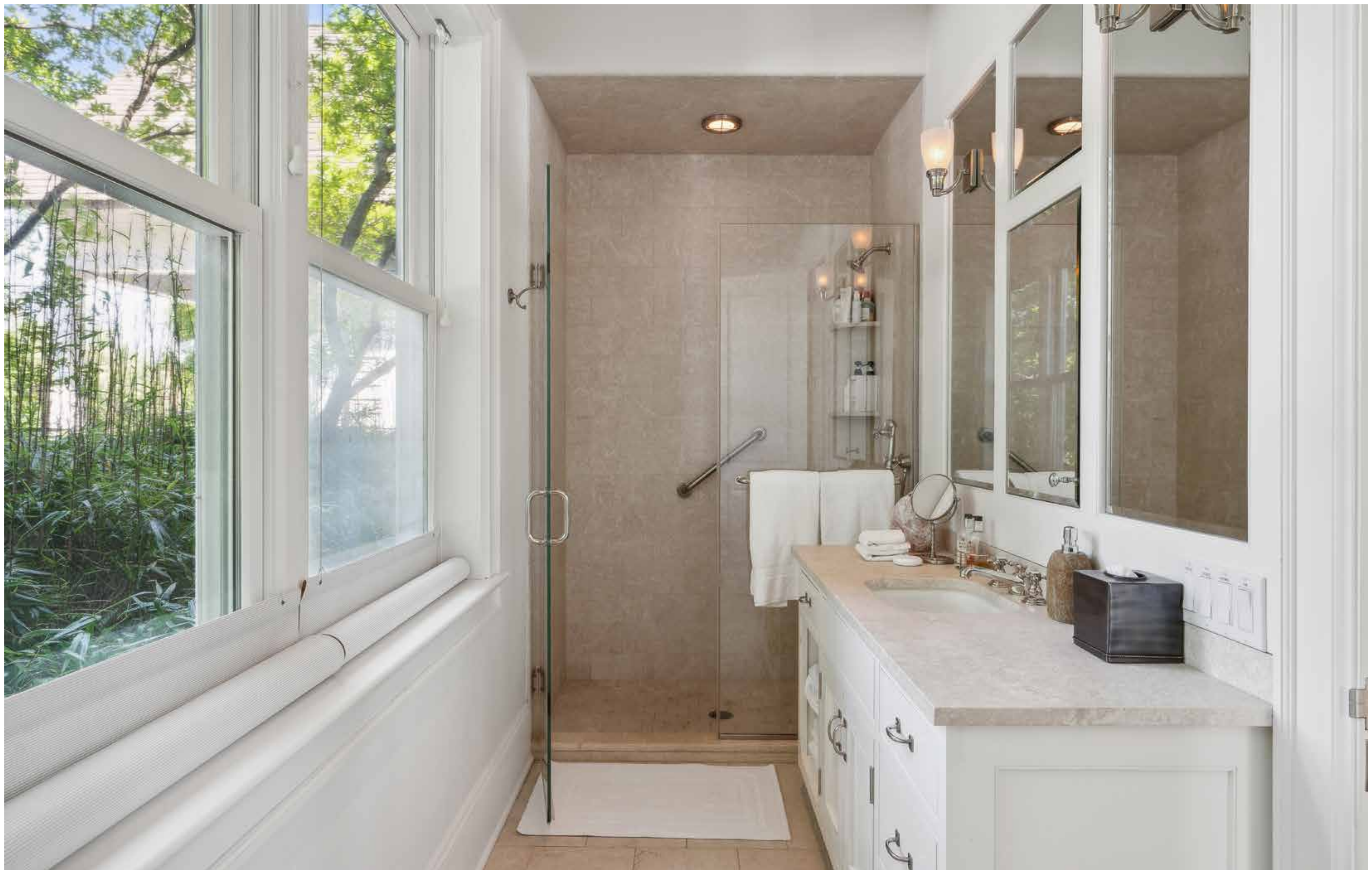


















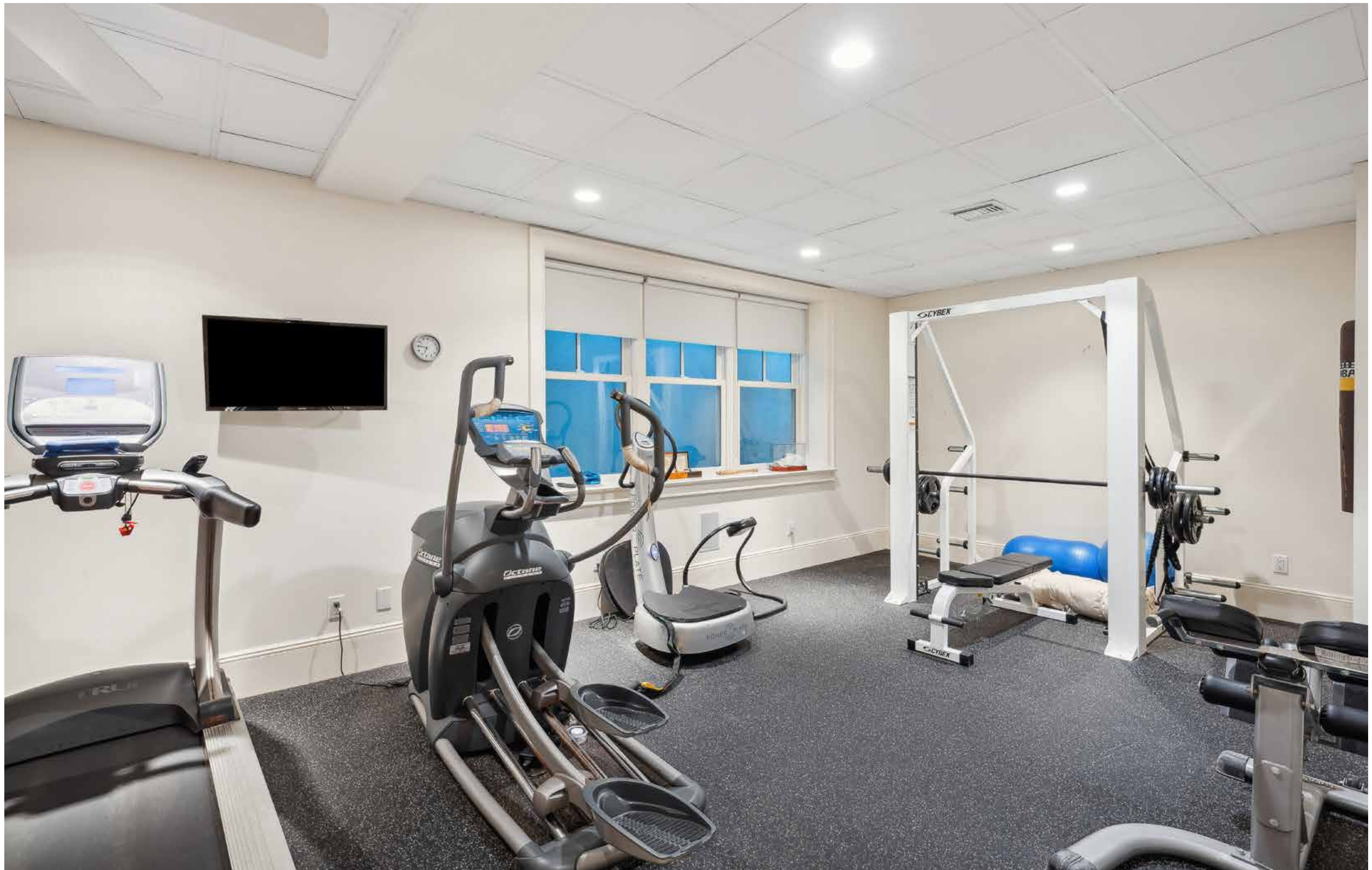






















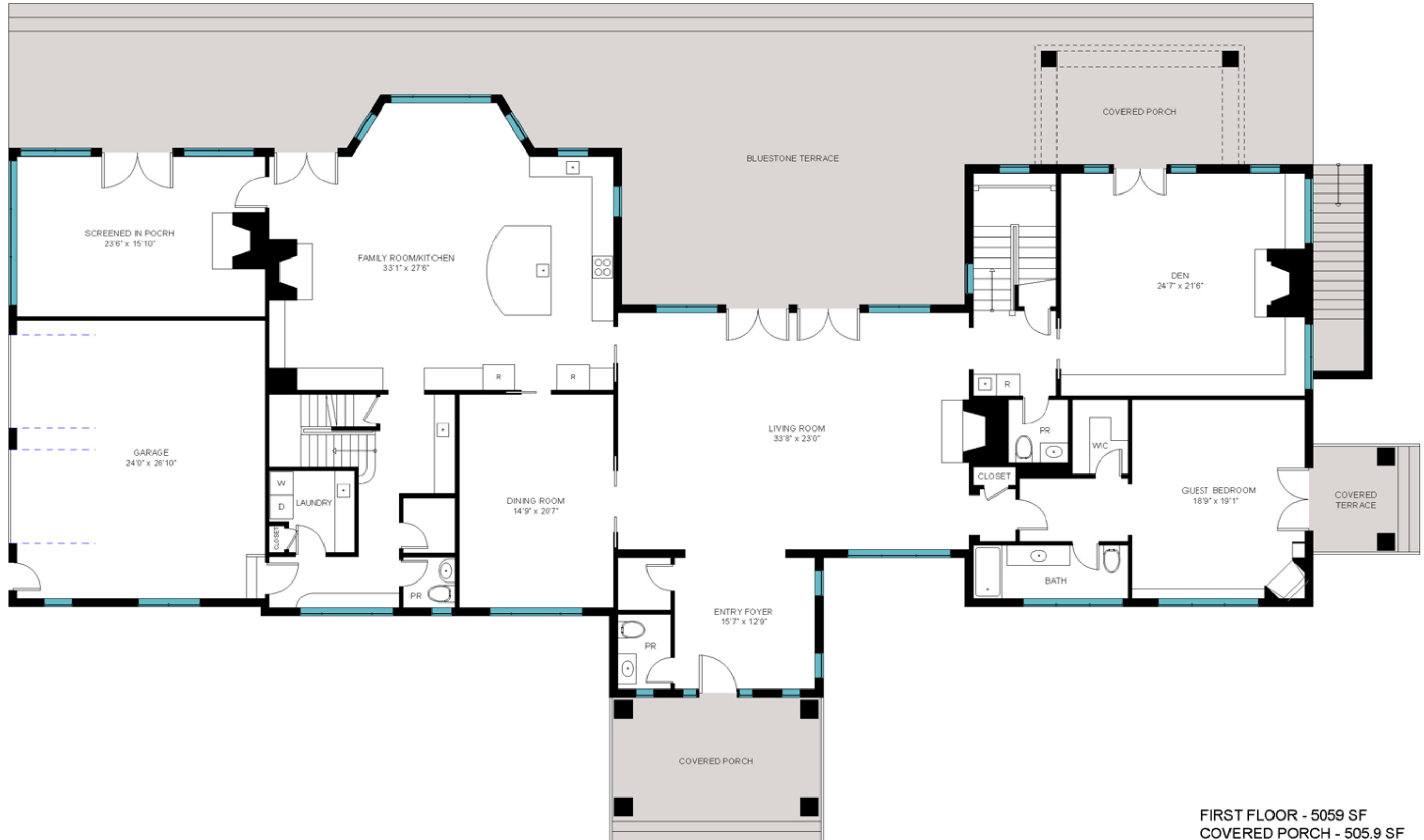




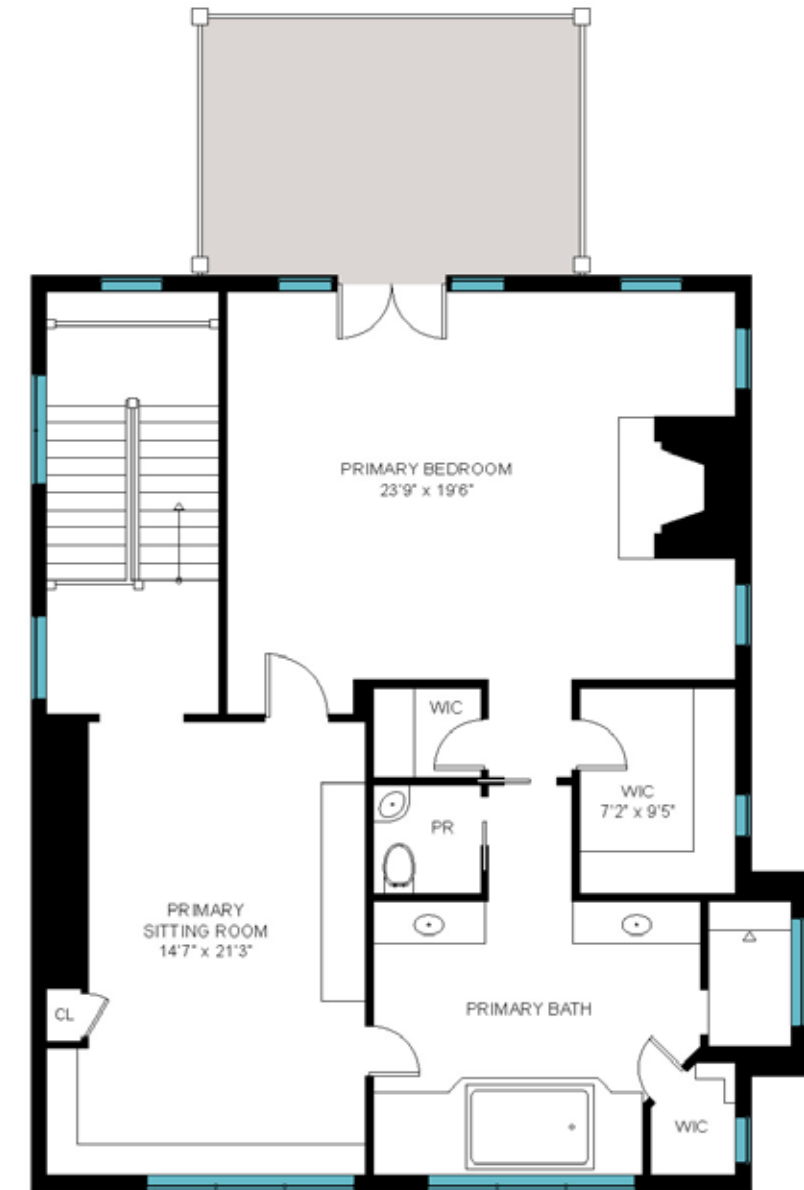
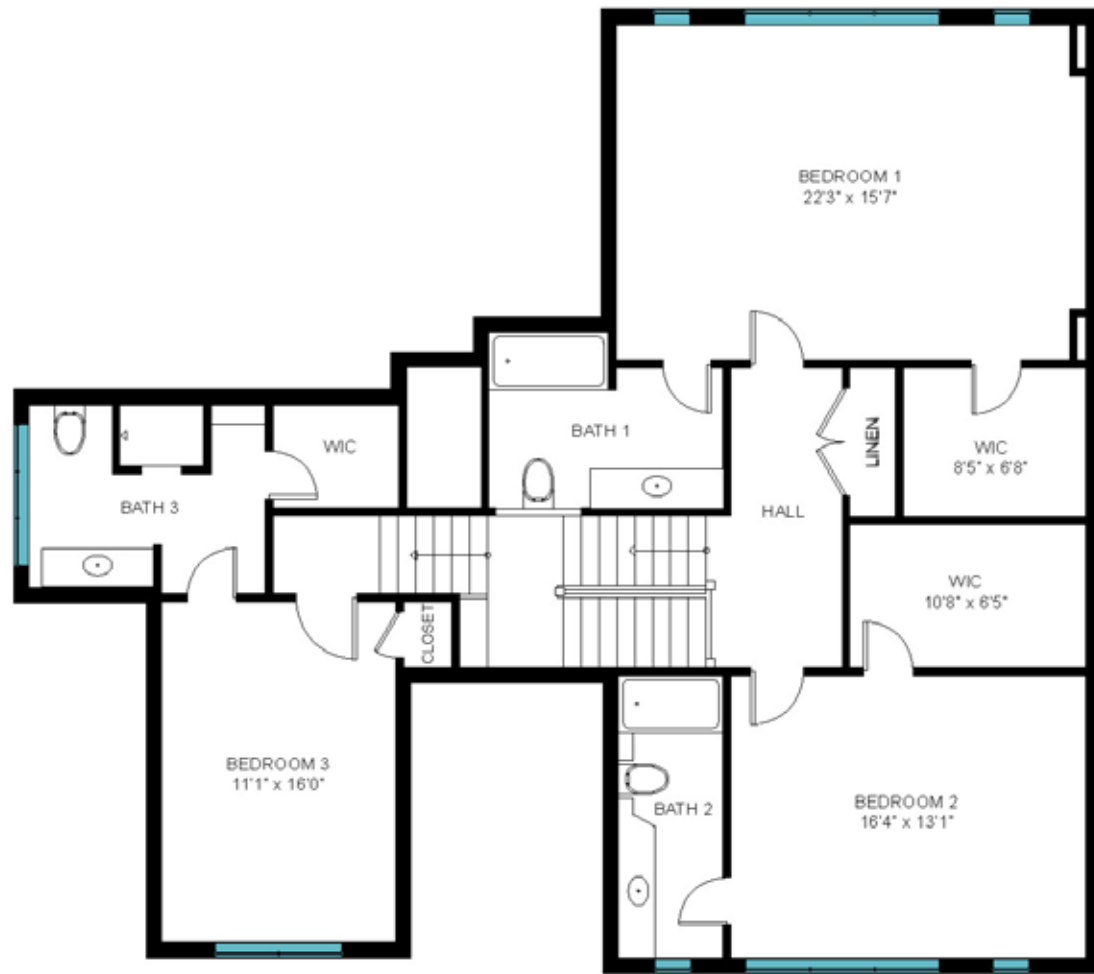


709 Daniels Lane
Sagaponack, NY

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FIRST FLOOR - 5059 SF
COVERED PORCH - 505.9 SF
COVERED TERRACE - 107.6 SF
BLUESTONE TERRACE - 2012.8 SF





SURVEY OF PROPERTY
LOT 2
 Map of

MARVIN & DORIS HERSHMAN
 Filed May 5, 1997 as map no. 9991
 SAGAPONACK
 Town Of Southampton
 Suffolk County, New York

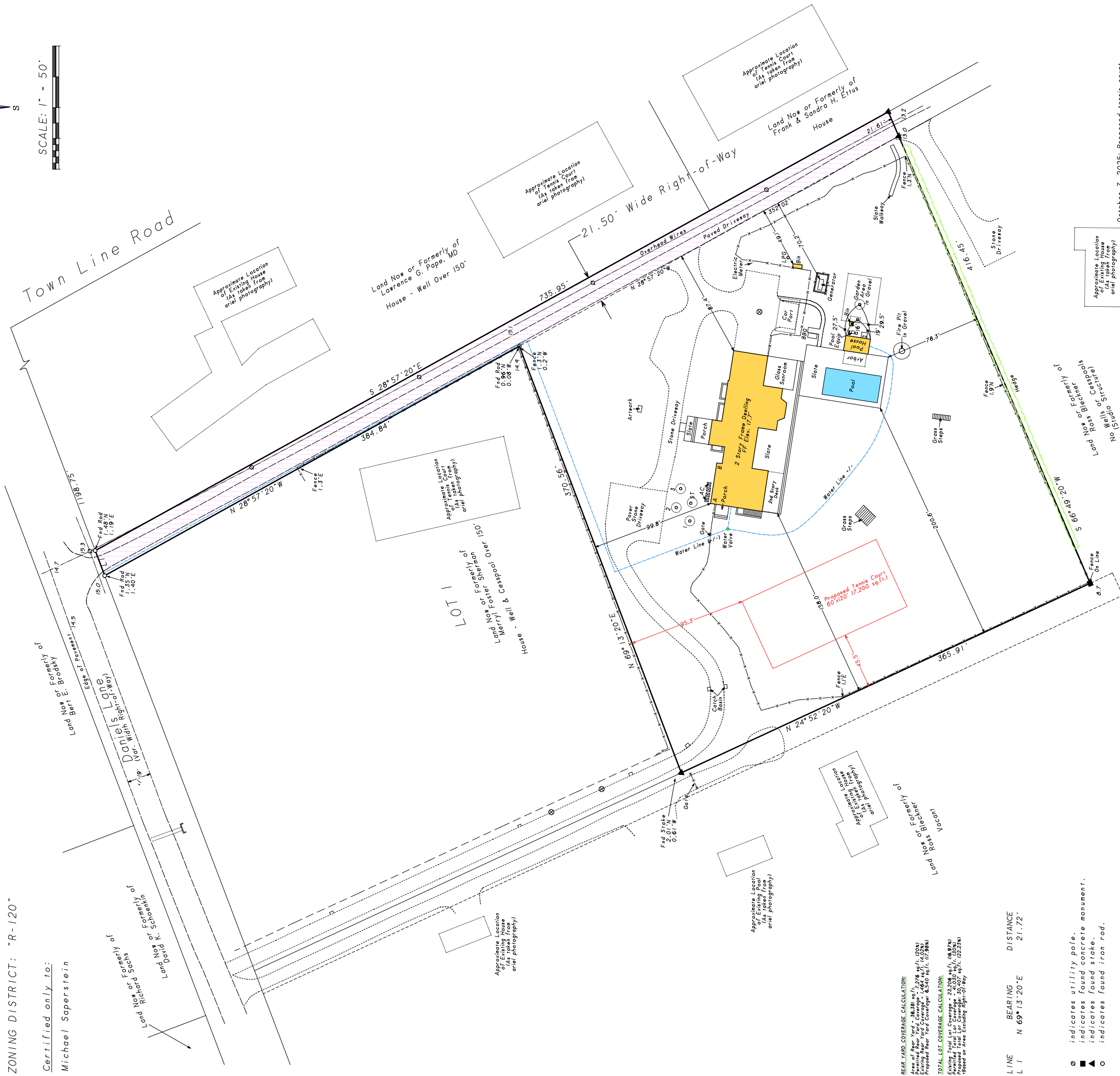
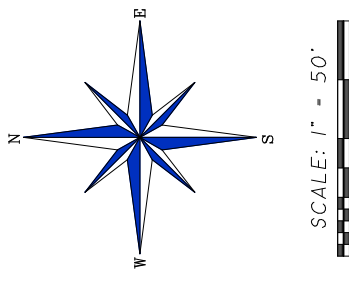
ZONING DISTRICT: "R-120"

Certified only to:
 Michael Saperstein

AREA: 152,602 sq. ft.
 or 3.5033 acres
 AREA (EXCLUDING RIGHT-OF-WAY): 136,768 sq. ft.
 or 3.1398 acres

SCTM No. 908-010-4-7
 SCDHS Ref. #R09-03-0575

706p40



REAR YARD COVERAGE CALCULATION:
 Area of Rear Yard: 36,380 sq. ft.
 Permitted Rear Yard Coverage: 7,276 sq. ft. (20%)
 Proposed Rear Yard Coverage: 6,540 sq. ft. (18%)

TOTAL LOT COVERAGE CALCULATION:
 Area of Lot: 152,602 sq. ft.
 Permitted Total Coverage: 27,034 sq. ft. (18%)
 Proposed Total Coverage: 20,760 sq. ft. (14%)

LINE	BEARING	DISTANCE
L 1	N 69°13'20"E	211.72'

- indicates utility pole.
- indicates found concrete monument.
- ▲ indicates found stake.
- indicates found iron rod.

- NOTES:**
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
 - Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
 - Certifications indicated herein signify that this survey was prepared in accordance with the standards of the National Council of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency, and lending institution listed hereon. Certifications made to other parties and lending institutions are not transferable to additional institutions or subsequent owners.
 - Underground improvements or encroachments, if any, are not shown hereon.
 - The existence of right-of-way, wetlands and/or easements of record, if any, are not shown hereon.
 - Elevations shown are based on USC & GS datum. (NAVD 1988)
 - This office does not guarantee building envelopes shown on this map. Zoning District should be verified with the local municipality before using.

TIES TO SEPTIC SYSTEM

ST	A	B
1	16'	39'
2	22'	52'
3	28'	49'
	27'	36'

- October 7, 2025: Proposed tennis court
 March 13, 2025: Update, proposed play court
 August 14, 2024: Plot coverage calculations
 August 14, 2024: State driveway & parking
 August 13, 2025: State & proposed driveway
 July 31, 2025: Lath proposed clearing
 July 2, 2025: Plot additional topography, flood zones & neighboring structures
 June 12, 2025: Revise right of way
 June 11, 2025: Correct to O.K. Liber no.
 May 7, 2025: Correct to O.K. Liber no.
 December 21, 2025: Revise SCTM# & plot envelopes
 May 7, 2025: First floor & corner elevations
 November 18, 2025: Revise cesspool ties
 July 25, 2025: Final
 August 7, 2025: Health Department

Surveyed: July 1, 2003
 David L. Saskas
 N.Y.S. Lic. No. 049960

Saskas Surveying Company, P. C.
 24 Cedar Street, New York, NY 10037
 (631) 325-6917 FAX 329-4768



709 Daniels Lane,
Sagaponack

3.50 acre / 10,000 SF+/-

6 bedrooms / 7 Full, 3 Half Bathrooms

Tax Map: 0908-010.00-04.00-007.000

Taxes: \$50,602 / Year

For more pictures, video and info visit:

myhamptonhomes.com/913088

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