

289

PARSONAGE LANE

SAGAPONACK
NEW YORK



BESPOKE
REAL ESTATE

CRAFTED BY
HAMPTONS PREMIERE
DEVELOPER JBIALSKY
JBIALSKY.COM

Jay Bialsky says the three most important factors in a successful Hamptons Real Estate venture are “location, location, location.”

“I buy great property, and great property leads to great design,” Jay explains. With a keen eye for a parcel’s maximum potential, he is responsible for some of the most magnificent homes and developments on the East End, many of which have unparalleled views. Jay’s exacting standards keep his homes in constant demand, “I don’t buy any property or build any home I wouldn’t want to live in myself,” he says. “Average is not my personality.” With five recent sales of over \$20 million, Jay’s properties are increasingly sought after by discerning buyers. Each Jay Bialsky house is unique, personally guided by Jay from the start to the finish of construction. Jay’s special homes rarely come on the market, usually being bought before construction is completed. A Jay Bialsky design captures the best of each location whether seeking to display an ocean view to best advantage, or creating a high-end subdivision like Atlantic Green.





289 PARSONAGE LANE

SAGAPONACK, NEW YORK

Ultimate luxury and exclusivity that cannot be duplicated is a hallmark of JBialsky Premiere Design and Development, GRADE Architecture + Interior Design, and this ultra modern, minimalist styled 6 bedroom, 7.5-bath home has reached the zenith of a very sophisticated single home structure. Modern houses in The Hamptons respond to unique site conditions and capture the lifestyle and contemporary desires of clients whose wish is to live in comfort, but with the simplicity and strength of a solid structure that this home is. The goal is to always create calming compositions and refined designs for sophisticated sensibilities. 289 Parsonage Lane is that ideal of a Sagaponack South address - the number one zip code in the area - gorgeously seated on a two-acre site abutting 10 acre reserve.

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FEATURES & AMENITIES

289 Parsonage Lane, Sagaponack, NY

\$21,950,000 CO-EXCLUSIVE WEB ID: 42074

Overview

- Modern
- Brand New Construction
- 2 Acres
- Abutting 10 Acre Reserve
- Ocean Access Via Common Path Through Reserve
- Lower Level - **4,875 SF**+/-
- First Level - **3,320 SF**+/-
- Second Level - **3,470 SF**+/-
- Total Square Footage - **11,665 SF**+/-
- Garage - **820 SF**+/-
- Pool House - **310 SF**+/-
- 6 Bedrooms
- 6 Full 3 Half Bathrooms
- Finished Lower Level
- Home Theatre
- Home Gym
- Zero Edge Gunitite 20' x 60' Pool 8' x 10' Spa / Automatic Fill
- Pool House
- Room For Tennis
- Detached 3 Car Garage
- Western Facing for Optimal Sunsets

Exterior & Interior Features

- Engineered Home, Steel and Wood Framed Structure
- Well Water / Hi Colume Pressure
- #13 Zones to Geo Thermal Heating & Air Condition (Energy Saving Rebate)
- All Underground Utilities
- 2/ 1000 Gal. Propane tanks
- Heat & Air conditioned Detached Garage & Pool House

- Built-in Aprilaire 800 Steam Humidifier
- 2 / Ultra 230 Weil Mc Clain Back Up Gas boilers to Geo Thermal
- 2 / 119 Gal. Hot Water Heaters
- Labeled Shut-off Valves to All Fixtures
- 100 KW Diesel Whole House Backup Generator
- Surveillance Cameras Through Syvant System
- Zero Edge Gunitite 20' x 60' Pool 8' x 10' Spa / Automatic Fill
- Lower Level Walk Out Patio Spiral Stairs
- All Interior Walls Have ½” Plywood with 5/8” Sheetrock
- Soundproofing Throughout to 1st & 2nd Interior Walls & Floor
- #8 / I Pad Controls to Syvant Audio Video System Connected to Alarm
- Exterior Stone - Pennsylvania Buck Hill Buff Stone
- Exterior Siding - Custom Width Western Red Cedar Rainscreen with Midnight Bronze Trim & Reveals
- 2nd Floor Exterior Terraces - Cantilevered Blackened Steel Pergolas with Inlaid Cedar Slats

Floor

- All Floors - Bleached & Stained Rift & Quartered 5 Inch White Oak
- Entry Hall - Spa White Velvet Quartzite
- Master Bath - White Super Italian Marble Slabs
- 2nd Floor Terraces - Madras Gray Limestone

Kitchen Details

- Kitchen Island - “Waterfall” White Super Italian Slabs
- Undercabinet LED Task Lighting
- Floating Lacquered Shelves
- Custom Paneled Refrigerator and Dishwashers
- Stainless Steel Detailing at Cabinet Reveals & Kick
- Floating Marble Slabs at Underside of Upper Cabs

Master Bath Details

- Custom Mirrored Medicine Cabinets with Metal Detailing
- Floating Bleached Walnut & White Corian Vanity
- Custom White Corian Sink with Linear Drain
- Freestanding Tub with Laylight Above - Laylight has Integrated Lighting and Ventilation
- 3 Generator Steam Shower
- 2 Rain Heads / 2 Shower Heads / 2 Hand Helds
- 2 Musical Speakers
- Custom Exhaust
- Digital Controlled Key Pad
- Radiant Heat

Wall Materials

- Great Room with Tabu Eucalyptus Wood Paneling
- Kitchen with Tabu Eucalyptus Wood Cabinets, Lacquer Shelves & Cabinets

- Master Bathroom with Bleached Walnut Cabinets, White Corian Drawers & Bench
- White Super Italian Marble Slabs & Reveals
- Fireplace - White Super Italian Marble Slabs, Absolute Black Granite Hearth

Fixtures

- Dornbracht “Lulu” Line
- Master Tub - Daydreamer-C by Massimo Farinatti Rectangular Solid Surface Bathtub

Stairs

- Custom Bleached & Stained Rift & Quartered White Oak treads
- Blackened Steel Stringers & Balustrade
- Entry Stair - Cantilevered “Floating” Stair & Landing
- Glass railing to lower level
- Exterior Spiral stairs to lower level

Pool House - 310 SF+/-

- Custom Outdoor Kitchen by Kalamazoo Outdoor Gourmet
- Custom Kitchen Cabinets by Danver Products
- Blackened Steel Pergola with Inlaid Cedar Slats
- (Interior) Changing Cabana, Bathroom and Bonus Room (Yoga Room, Office, etc.)



OPEN CONCEPT SPACES

The open concept spaces of this perfect and easy to live in home have merged seamlessly with the outdoors creating the heady experience of bringing the outdoors in. The three-level home encompasses approximately 11,665 SF of custom design with every imaginable amenity ready made for superlative relaxation, recreation, and comfort. Beginning with the Entry level's massive custom glass front door, stone walls, cedar siding, and low profile metal windows and metal trim, set the stage for stepping into model enchantment, beauty, and light.





REFINED MATERIALS

Refined materials and palettes of custom stained Tabu eucalyptus wall panels are a feast for the eyes. This level also includes a custom kitchen detailing deluxe imported white super Italian slabs on the kitchen island, floating lacquered shelves, custom paneling on refrigerator and dishwashers and floating marble slabs at underside of upper cabinets. To say that it is a dream kitchen would be an understatement.











ROMANTIC AMBIANCE

The ever-present crystal clear, sleek window treatment, customized finishes on all floors that are bleached and stained with rift and quartered white oak, and a perfectly situated butlers pantry allow for multi tasking in an area designed for gourmet meal preparation. A huge stone fireplace of white super Italian marble slabs and an Absolute black granite hearth in the living room takes the chill off in the evenings and is perfect for that romantic ambiance. One entire long stretch of the living room is a glass wall. The classic design concepts frame each space while the use of timeless materials enhances the entire structure. The JR Master Suite make's up the remainder of this level with southwest view over looking the reserve.



JUNIOR MASTER SUITE

The JR Master Suite make's up the remainder of this level with southwest views over looking the reserve and Gunite pool. Complete with sliding glass door to outdoor spaces, custom closets and a floor to ceiling marble wrapped jr master bath with glass encased shower.



THE SECOND LEVEL

The principal bedrooms are ensconced on the second level, reached by a custom staircase of bleached and stained rift and quartered white oak treads, blackened steel stringers and balustrade taking you to the stunning entry stair that is cantilevered and “floating” within a glass surround. The sleeping quarters are positioned to capture the best western facings views and the ever so spectacular Hamptons sunsets, each with outdoor terrace. The large bathrooms are outfitted with the customized aspects one comes to expect with such a property. Marble, stone and all that is clean, simple, and modern are featured in each room along with custom closets and outdoor terrace overlooking the acres of reserve. The Master bath includes custom mirrored cabinets with metal detailing, a floating bleached walnut and white Corian vanity, a custom white Corian sink with linear drain, and features a freestanding tub with daylight emanating from blue skies above.



MASTER RETREAT

As you pass the second level lounge area that overlooks the double height entry foyer you will find an opulent master retreat, complete with his and hers walk-in closets ready to be customized and outfitted. It is a breathtaking sleeping chamber with impressive views, private outdoor terrace, and a master bath that will impress from every angle, featuring custom marble floors and walls, center room modern tub resting under a perfectly situated skylight, water closet, and custom steam shower with enough room for just one or a party of 10.





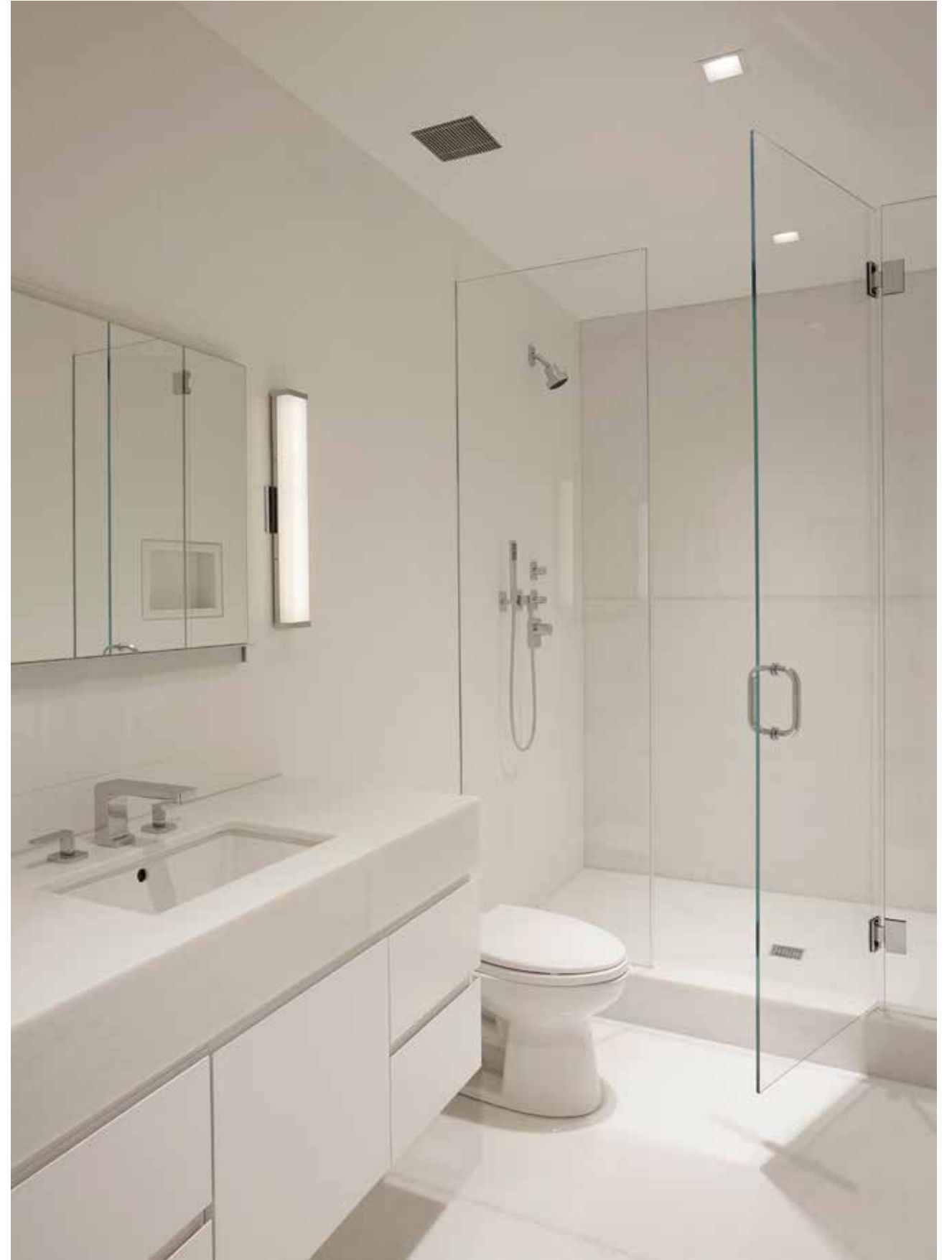






THE LOWER LEVEL

The lower level features a dream recreation area where one can spin in the gym, watch a movie in the professional GRADE designed theater, or enjoy a wine selection from the space ready for a custom wine cellar. Safe and secluded, it is a perfect area for stimulating workouts and relaxation.





HOME GYM



NATURAL LIGHT

It is the emphasis on natural light – combined with ambient and cove lighting – that brings in the outdoors making this home so unique in all respects. In order to maximize the effect, one-of-a-kind high quality, thin profile sliding windows and doors, called Panoramah, manufactured in Portugal, have been used. These doors and windows have virtually no frame, allowing for the indoor to extend seamlessly to the exterior. Outside, the custom vanishing edge pool, pool pavilion with full outdoor kitchen, room for a sunken tennis court, and private pavilions are adorned by Edmund Hollander designed landscapes.



ZERO EDGE GUNITE 20' X 60' POOL
8' X 10' SPA / AUTOMATIC FILL





QUALITY & DESIGN

The house is configured as a “T”, thus conducive to maintaining privacy as you enter from the motor court, then on to the pool and terrace, and distant landscape views beyond. The sophisticated cosmopolitan individual will understand and wish to seek the distinguishing features of this outstanding home; who will want to capture the quality and design style to create a baseline for relaxing and entertaining. The aesthetic of light, coastal touches, refined materials, and an effervescent edgy New York savoir-faire are a part of the indispensable factor that makes this home so irresistible.

PROPERTY OVERLOOKS 10 ACRE RESERVE





GRADE NEW YORK ARCHITECTURE + INTERIOR DESIGN

GRADENEWYORK.COM

GRADE is a full-service design firm characterized by a holistic approach and contemporary sensibility. The philosophy is driven by a cutting-edge result rooted from a meticulously planned and executed conception. Through the personalized work they provide, they create a culture for each client at every stage of their life. At GRADE, they approach each project with precision working intimately with clients to realize the most authentic expression of an aesthetic idea. For GRADE, design is more than the arrangement of formal elements. It's the recognition of a uniquely articulated experience. Informed by practice and innovative by nature, GRADE is as curious about the possibilities of design as we are well-versed in it, and we are always pushing the boundaries of our trade.

ED HOLLANDER

HOLLANDERDESIGN.COM

Since the firm's founding in 1989, Edmund Hollander Landscape Architects, led by principals Edmund Hollander and Maryanne Connelly, has sought to create landscapes which serve as an extension of the constructed building, through scrupulous translation of architectural motifs into the landscape beyond. Drawing from the noted architects and landscape architects of past, Ed and his firm create garden spaces which are cleanly detailed and beautifully executed. Each project is carefully managed so that expectation of the client is met within a timely and cost effective manner.

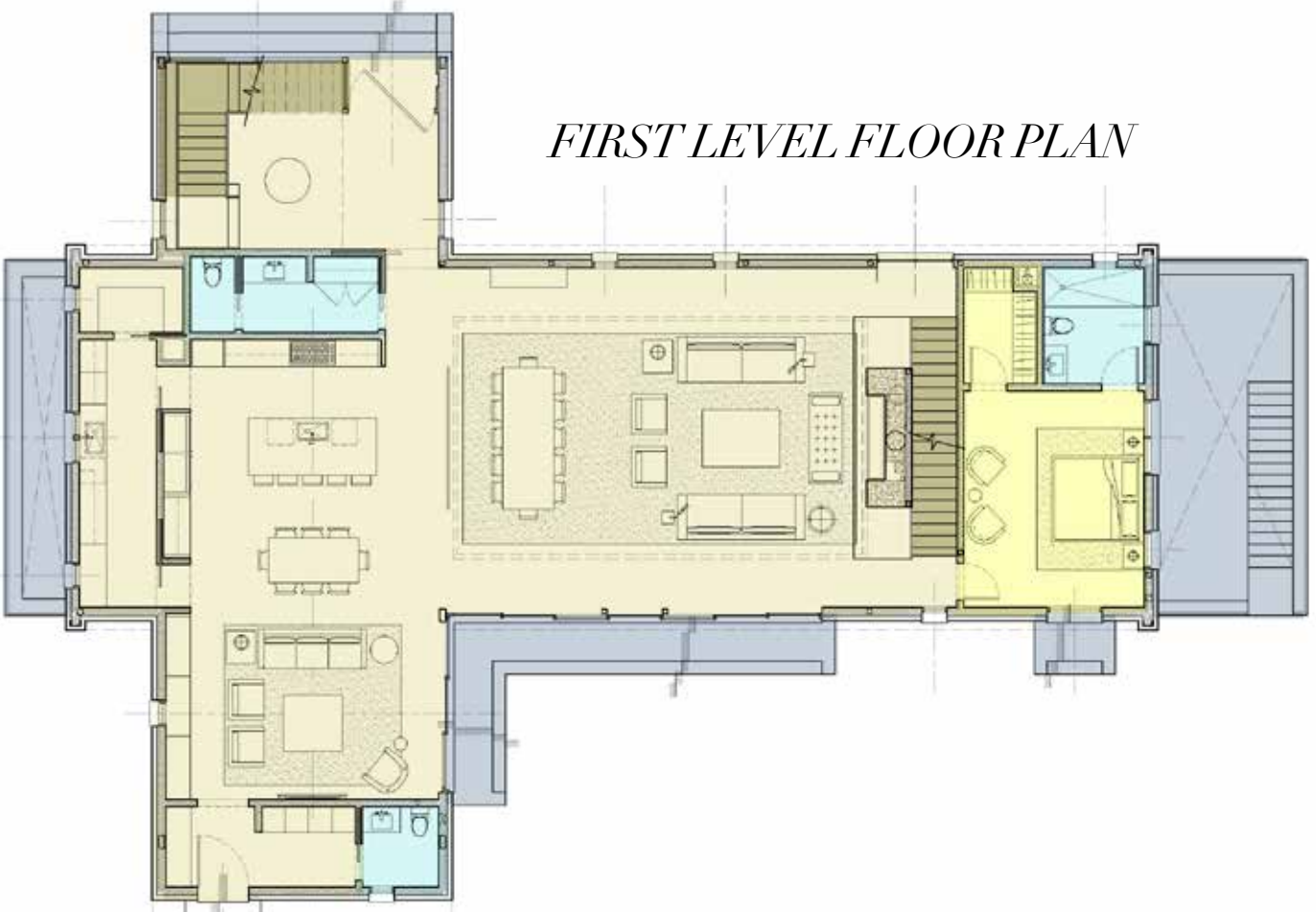




SECOND LEVEL FLOOR PLAN



FIRST LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN





289 PARSONAGE LANE
2.00 ACRES, 11,665 SF +/-

285 PARSONAGE LANE
1.60 ACRES, 10,850 SF +/-

1.80 ACRES

RESERVE

RESERVE

OCEAN ACCESS PATH
OCEAN ACCESS VIA COMMON
PATH THROUGH RESERVE



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