

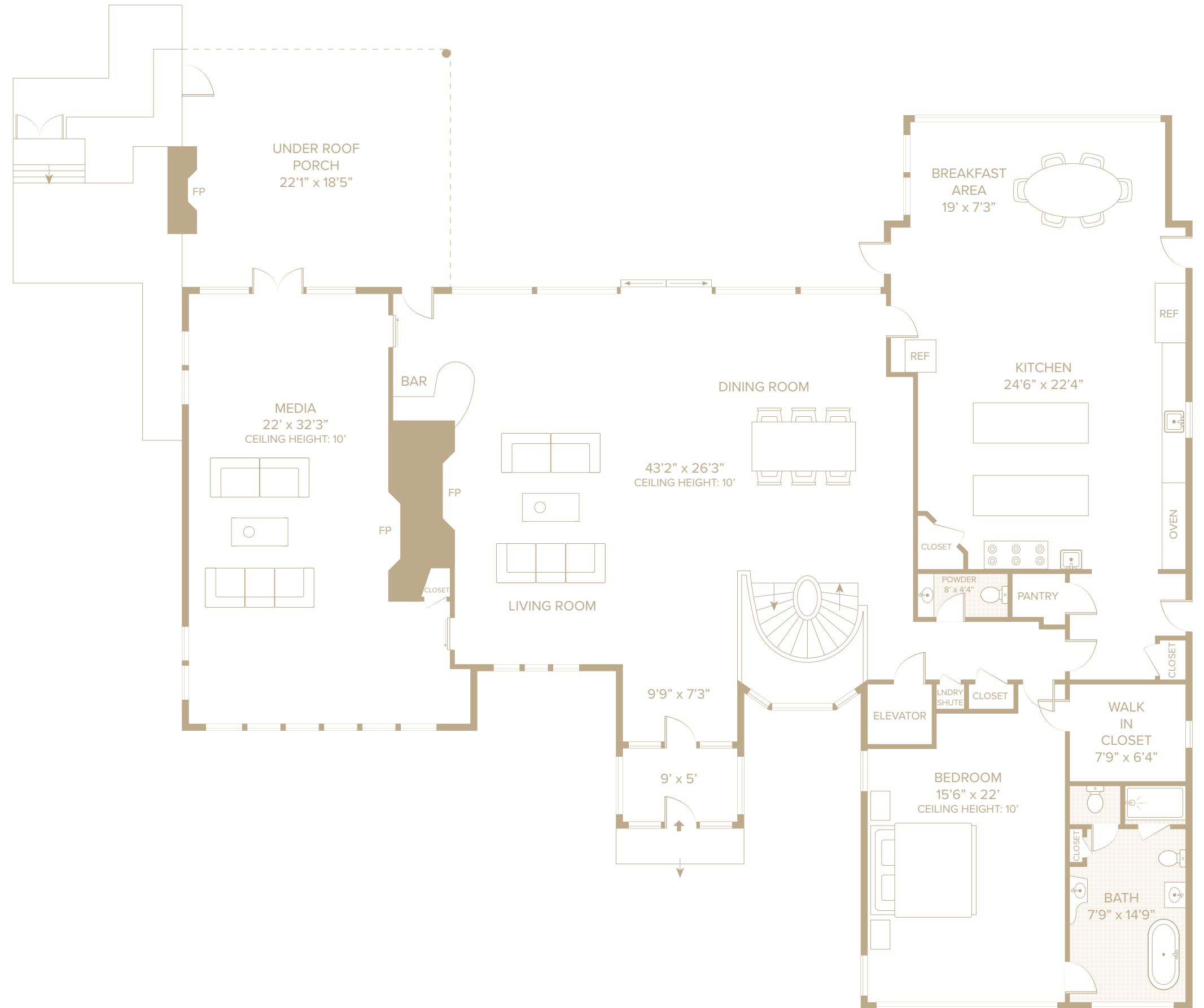


FAIRFIELD POND LANE, SAGAPONACK, NY

FIRST LEVEL

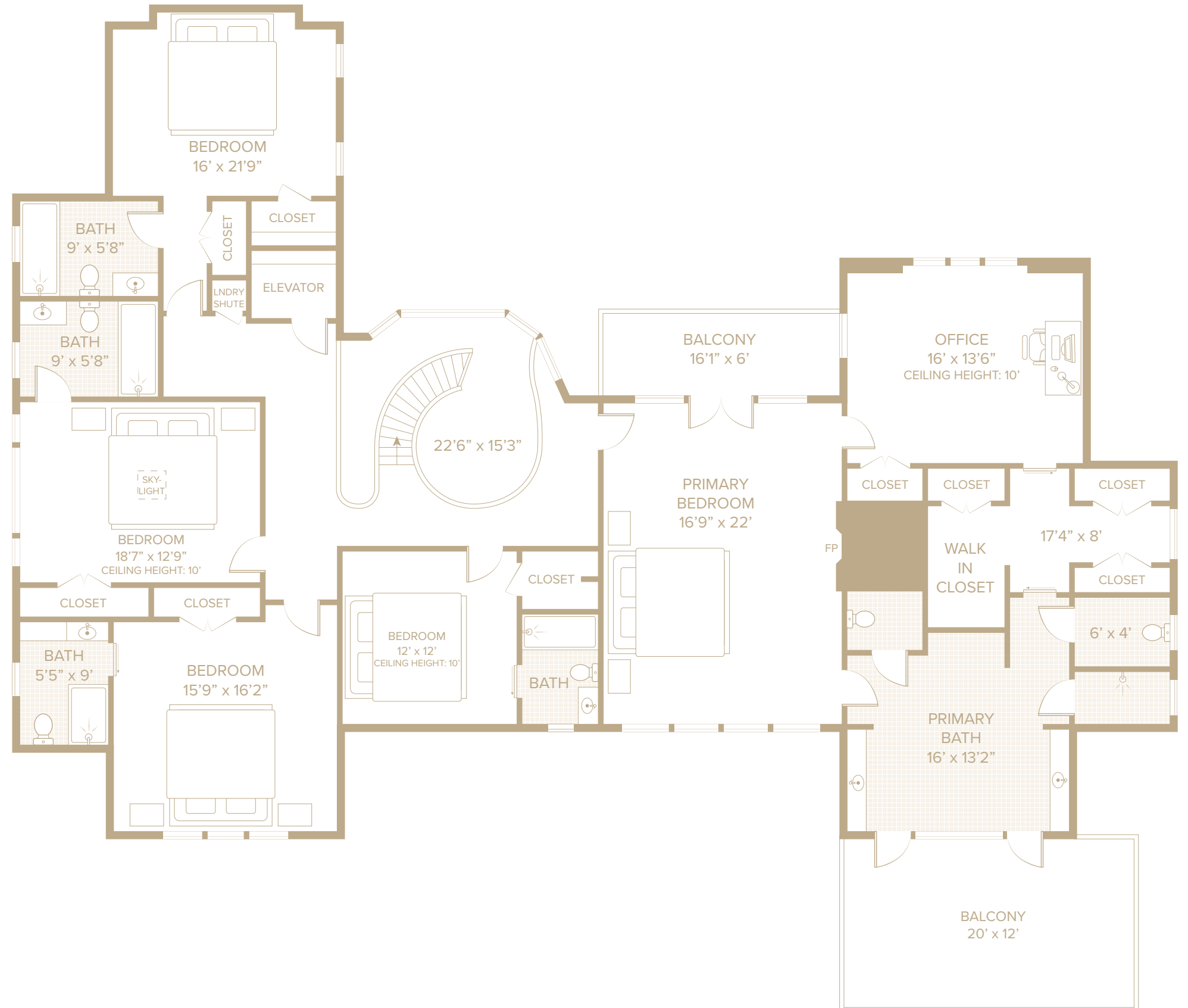
- 3,377 SF+/-
- Glass Enclosed Front Entrance
 - Glass Made by Hampton Glass
- Entry Foyer
- Custom Built Curved Staircase
 - Custom Crafted Walnut Handrails
- Open Concept Living/Dining Area
 - Gas Fireplace with Unfilled Travertine Stone
 - Wet Bar with Custom Marble Finishes
 - Built-In Buffet Serving Space
 - Sliding Glass Doors that Open to Back Patio
- Family Room/Den
 - Fireplace
 - Custom Paneling Design by FDD Interiors
 - Built by Reither Woodworking
 - Sliding Privacy Doors
 - Access to Covered Patio
- Custom Ciuffo Kitchen
 - Curved Entry Door
 - Design by FDD Interiors
 - Built by Eppley Building & Design Inc.
 - Large Center Island
 - Imported White Marble Countertops
 - Hardware by The Nanz Company
 - Curved Glass Pantry by Gorkin Glass
 - Bluestar Custom Colored Range Stove
- Breakfast Nook Overlooking Patio
 - Access to Outdoor Kitchen & Patio
- Heated Covered Outdoor Patio
 - Automatic Screens for Screened-In Patio
 - Fireplace Built by Reither Woodworking
 - Lounge Space
- Mudroom
 - Secondary Entrance
 - Custom Harmon Doors
- Powder Room
 - Filled Travertine Sink
 - Imported Marble Floors
- 1st Level Primary Suite
 - Walk-In Closet
 - Automatic Blackout and Roman Shades
- 1st Level Primary En-Suite Bathroom
 - Radiant Heated Floors
 - Dual Sinks
 - Soaking Tub
 - Water Closet

FIRST LEVEL



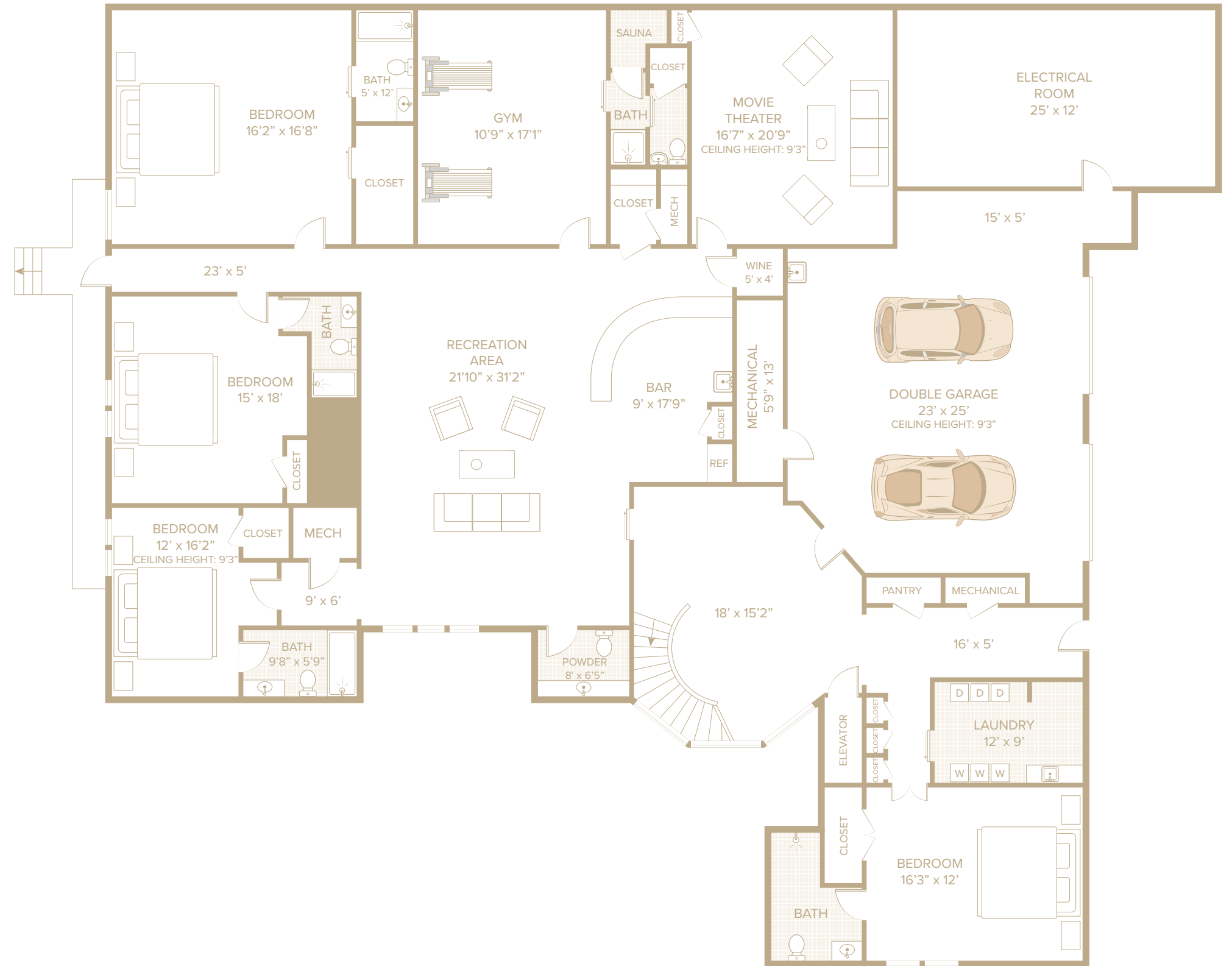
SECOND LEVEL

- 2,667 SF+/-
- Second Level Landing
- Primary Suite
 - Fireplace
 - 2 Private Terraces
 - Custom Walk-In Closet with Lacquer Paint
- Primary En-Suite Bathroom
 - Radiant Heated Floors
 - Dual Sinks with Custom Travertine Marble
 - Custom Ciuffo Built-In Vanity
 - Dual Water Closets
 - Steam Shower
 - Custom Doors by Gorkin Glass
 - Hardware by The Nanz Company
 - Soaking Tub
 - Private Terrace with 2 Entry Points
- Primary Office
- 4 Guest Bedrooms
 - Automatic Blackout and Roman Shades
 - En-Suite Bathrooms with Radiant Heated Floors
 - Custom Glass Showers
- Laundry Shute



LOWER LEVEL

- 4,129 SF+/-
- Custom Soundproof Glass Door
- Attached Heated 2-Car Garage
 - Sink
- 2 Additional Entry Points
- Pantry
- HVAC, Mechanical, & Storage Closets
- Laundry Room with 3 Washers/Dryers
- Staff's Quarters with En-Suite Bathroom
- Powder Room
- Living & Recreational Space
- Full Bar with Bar Seating & Fully Equipped Kitchen
 - Ice Maker
 - Sub-Zero Refrigerator & Freezer
 - Sub-Zero Wine Cooler
 - Wolf Microwave
- Built-in Wine Cellar Equipped for Finishing
- 16-Person Theater
 - Custom Finishes
 - Suede Wallpaper
 - Custom Built-Ins
- Fully Equipped Private Gym
 - Sunlighten Sauna
 - Steam Shower
 - Full Bathroom
 - Heated Towel Rack
 - Storage
- 3 En-Suite Guest Bedrooms
 - Ample Natural Light
 - Radiant Heated Floors in Bathrooms
 - Custom Finishes



POOL HOUSE

- 640 SF+/-
- Designed by FDD Interiors
- Built by Eppley Building and Design Inc.
- Kitchen
 - Dishwasher
 - Drink Drawers
 - Ice Maker
 - Sub-Zero Refrigerator & Freezer
 - Custom Ciuffo Cabinetry
 - Serving Accordion Door Windows
 - Exterior Bar Seating
- Living & Dining Space with Exterior Access
- Full Bathroom with Separate Entrance
- Covered Outdoor Dining Area
- Outdoor Shower
- Finished Lower Level
- Bedroom/Office Space
- Full Bathroom

