

7 Rosemary Lane

SAG HARBOR, NEW YORK

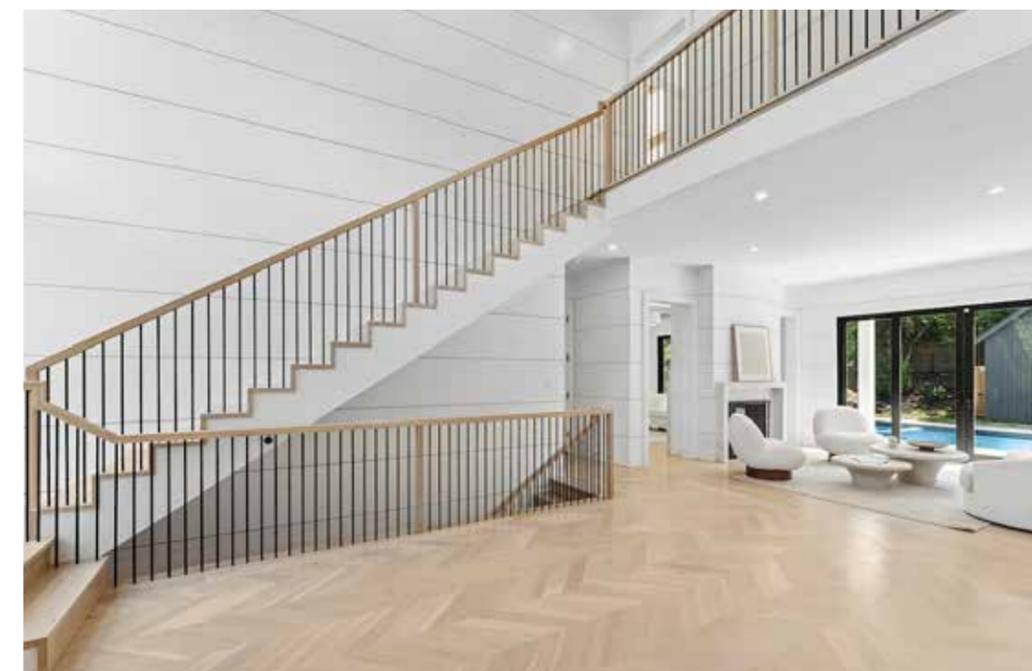


Nestled in the heart of Sag Harbor, this stunning approx. 6,631sf new construction home is situated on .52 acres moments from Sag Harbor Village. Boasting 6 bedrooms and 8 bathrooms, and 2-half-bathrooms, the thoughtful layout coupled with high-end finishes and amenities creates the ideal haven for entertaining and enjoying all season long from the spacious double height foyer, sun-filled great room with floor-to-ceiling, custom chef's kitchen with oversized island, butler pantry, formal dining room, first floor junior primary and office.

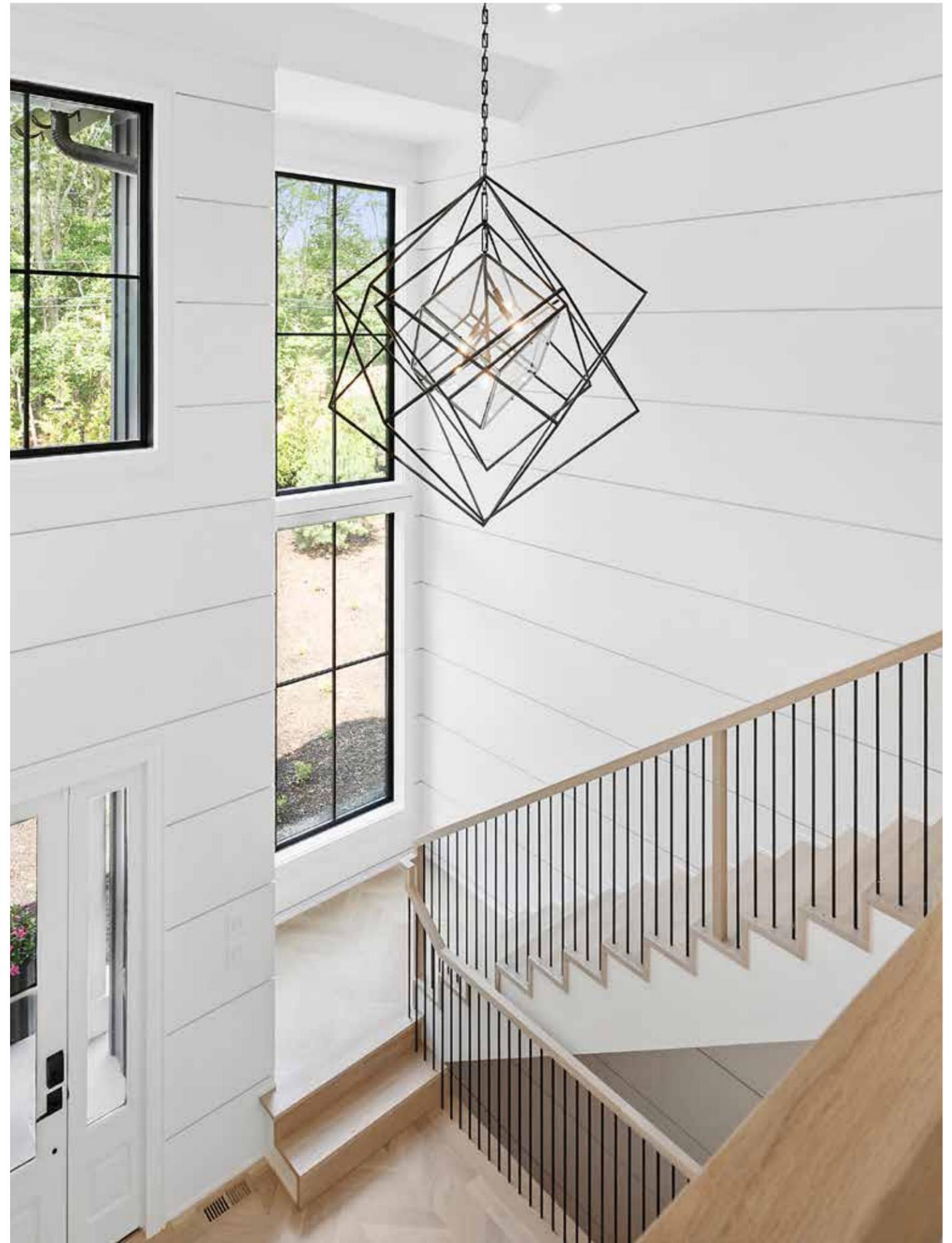
Ascending to the second level, the primary bedroom beckons with a fireplace, private balcony, sitting room, and a spa-like primary bathroom with soaking tub and dual sinks. Three additional bedrooms, each with its own walk-in closet and bathroom, offer unparalleled comfort and privacy married by a sitting room for all to enjoy.

The expansive lower level was designed with wellness and entertainment in mind, featuring a gym, sauna, temperature-controlled wine cellar, large recreational area with wet bar, media room, and additional en suite bedroom with full bathrooms.

Outdoors, the estate presents an exquisite retreat with a 40'x20' pool and approx. 256sf pool house, professional landscaping, and expansive porcelain patios for dining and lounging, offering the ultimate in outdoor and outdoor entertainment. [elliman.com/415379](https://www.elliman.com/415379)











Property Specs

FIRST FLOOR

KITCHEN

- Dekton Laurent Stone Island
- Constantino Dekton countertops and Backsplash
- Fisher & Paykel 36" Refrigerator & 36" Freezer
- Fisher & Paykel 48" 6 Range +Griddle Gas Oven (2 convection ovens)
- Fisher & Paykel Warming Drawer
- Fisher & Paykel Coffee Maker
- Fisher & Paykel Dishwasher (2)
- Custom American Walnut Cabinets - Illuminated under cabinet/Island lighting
- Custom Illuminated Floating Walnut Shelves
- Custom Oven Hood with Clay finish
- Kohler Pot filler
- Kohler Sink & Faucet (2)
- Clay Plaster Walls
- Garbage Disposal (2)
- Fisher & Paykel Ice Maker
- Visual Comfort Double Chandeliers

FOYER/GREAT ROOM

- 20ft Double Height Ceilings
- Dekton Double See-through Gas Fireplace
- Natural White Oak Flooring throughout - Custom stain
- Custom White Oak/Metal Staircase
- Visual Comfort Chandelier

LIBRARY

- Wood Panel Ceiling
- Visual Comfort Chandelier

DINING ROOM

- Clay Plaster Walls
- Wet Bar/Kohler Sink
- Fisher & Paykel Wine Fridge
- Custom Illuminated walnut shelves
- Dekton Laurent Stone Counter & Backsplash
- Visual Comfort Brass Chandelier

POWDER ROOM

- Clay Walls
- Hanging Kohler Toilette
- Custom Dekton Sink with Kohler Faucet/Finishes
- Illuminated backlit mirror
- Visual Comfort Lighting

OFFICE

- Custom Wood Built-in Shelves + desk
- Visual Comfort Lighting

MUDROOM/LAUNDRY ROOM

- LG ThinQ Washer & Dryer
- Kohler Sink
- Custom Shelves/Bench

PANTRY

- Custom Built Shelves

JUNIOR PRIMARY

- En suite Bathroom
- James Martin Floating Custom Cabinetry
- Kallista illuminated Mirror/Medicine Cabinet
- Kohler Sink/Toilette/Digital Showerhead/Finishes
- Imported Italian Porcelain Floors/Shower
- Custom Built-in Closet

GARAGE

- 2 Car Garage
- Car Port
- Private Separate Entrance
- Staircase to Lower Level

SECOND FLOOR

PRIMARY SUITE

- Living room w/ Kohler Wet Bar
- Dekton double sided gas fireplace
- Dekton Wet bar counter and backsplash
- Custom illuminated shelves
- Fisher & Paykel Wine Fridge
- Custom Built, Walk in Closets with illuminated shelves (2)
- Glass enclosed balcony - 6' x 16'
- En Suite Bathroom w/ toilette closet - Kohler smart toilette
- Restoration Hardware Cabinets & shelves
- Custom Dekton Countertop
- Illuminated LED Mirror
- Kohler DTV Shower Head (Digital interface)
- Kohler his & her sinks
- Dekton Floors/Tiles
- Radiant Heated floors
- Kallista Brass finishes
- Kallista Soaking Tub
- Brass Towel Warmer



Property Specs

GUEST BEDROOMS (3)

- En Suite Bathroom
- Kohler sink/toilette/digital shower-head/finishes
- James Martin Floating Custom cabinetry
- Kallista illuminated Mirror/medicine cabinet
- Imported Italian Porcelain floors/shower
- Custom Built in closet

LAUNDRY ROOM

- LG ThinQ Washing Machine (2)
- LG ThinQ Dryer (2)
- LG Dry Cleaning Closet
- Imported Italian Porcelain Counter top
- Custom Floating Shelves and Cabinets
- Kohler Sink/faucet
- Linen Closet

BONUS ROOM

- HVAC

LOWER LEVEL

FULL BAR

- Fisher & Paykel Dishwasher
- Custom Illuminated Shelves and Cabinets
- Dekton Counter top
- Fisher & Paykel Ice Maker
- Custom Clay Plaster
- Porcelain wood-like flooring throughout

WINE CELLAR

- Temperature controlled wine cellar
- Glass enclosed doors (3)

GYM

- Full Bathroom with Steam Shower
- Kohler sink/toilette/digital shower-head/finishes
- James Martin Floating Custom cabinetry
- Kallista illuminated Mirror/medicine cabinet
- Imported Italian Porcelain bathroom floors/shower
- Sauna
- Rubber Flooring in gym area
- Full Length Mirrored Wall
- Glass enclosed door

MOVIE THEATER

- Projector Screen
- Carpet

POWDER ROOM

- Kohler sink/toilet/finishes
- James Martin Floating Custom cabinetry
- Kallista illuminated Mirror/medicine cabinet
- Imported Italian Porcelain floors

GUEST BEDROOM

- En Suite Bathroom
- Kohler sink/toilette/digital shower-head/finishes
- James Martin Floating Custom cabinetry
- Kallista illuminated Mirror/medicine cabinet
- Imported Italian Porcelain floors/shower
- Custom Closet

STORAGE CLOSET

Frigidaire Freezer

DOUBLE STAIRS (Entrance to garage & main house)

MECHANICAL CLOSET

- Transfer Switch Installed for Generator
- Separate HVAC
- Navien Water Heater
- Aquasana Water Filter
- Aprilaire Humidifier
- Central Vacuum System

BACKYARD

PATIO STONE - Cool Feel Imported Italian Porcelain Pavers

POOL - 40 x 20 Heated Gunite (Marble Dusted)

POOL HOUSE

- Wet Bar with Kohler sink
- Living Space
- Bathroom
- Kallista illuminated Mirror/medicine cabinet
- Kohler sink/toilette/digital shower-head/finishes
- Imported Italian Porcelain floors/shower

OUTDOOR KITCHEN

- Grill
- Kohler Sink
- Fisher & Paykel Refrigerator
- Counter Material ?

Property Specs

ADDITIONAL DETAILS

- Emtek Doorknobs and Hinges
- Lutron Smart Control Lighting System
- Visual Comfort Lighting Package (Separate sheet w/ Prices, included in sale)
- Marvin Ultimate Windows
- 10 Foot ceilings on all 3 Levels
- 9 Foot Doorways
- Propane
- New direct Town Water (85k upgrade)
- Entire house Water Filtration System installed
- Featuring dedicated non lead dispense drinking water faucets
- Transfer Switch Installed for Generator-

- Sonos Speakers Throughout
- 2 Stairs/entrances to lower level
- Shiplap Walls throughout
- Smart Control Pool System
- Separate pump, blower & heater for pool
- Primary Bedroom has double wall with soundproof acoustic line
- High Efficiency HVAC System with Separate Zones

FLOOR PLAN

FLOOR 1 - 2,290sf

FLOOR 2 - 2,300sf

LOWER LEVEL - 2,000sf

GARAGE - 665sf

POOL HOUSE - 225sf



FIRST FLOOR INT: 2,290 SF
 FIRST FLOOR OUT: 1,268 SF
 SECOND FLOOR INT: 2,300 SF
 SECOND FLOOR OUT: 250 SF
 BASEMENT: 2,000 SF

GARAGE: 665 SF
 POOL: 800 SF
 POOL HOUSE: 225 SF
 TOTAL INT: 7,290 SF
 TOTAL OUT: 2,318 SF
 TOTAL: 9,798 SF



Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

7 Rosemary Lane, Sag Harbor

SF

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SCAN TO VIEW
THE PROPERTY



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