



121 NORTHWEST PATH
SAGAPONACK



FEATURES & AMENITIES

121 NORTHWEST PATH, SAGAPONACK, NY 11963

PROPERTY OVERVIEW

- 3.4± Acres
- Located in the Heart of Sagaponack
- Moments to Bridgehampton and Sag Harbor Village Amenities
- Taxes: \$37,764

MAIN HOUSE SPECIFICATIONS

- 8,800± sf of Living Space
- Built in 2015
- Modern Design
- 6 Bedrooms
- 7 Full, 1 Half Bathrooms
- 3 Fireplaces
- Finished Lower Level
- Hardwood Flooring
- Central A/C
- Gas Fuel
- Heated Gunite Pool and Spa
- Room for Tennis

FIRST LEVEL

- Architectural Staircase
- Walls of Glass Flooding with Light
- Entry Foyer with Coat Closets
- Powder Room
- Chef's Kitchen
 - » Large Center Island with Bar Seating
 - » Dual Sinks
 - » Equipped with Top-of-the-Line Sub-zero and Wolf Appliances
 - » Dual Ovens, Wine Fridge and Ice Maker
- Formal Dining Area
- Pass-Through Gas Fireplace
- Living Room with Double Height Ceiling and Architectural Lights
- Wall of French Doors Opening to Outside
- Primary Suite
 - » Walk-in Closets
 - » En Suite Bathroom with Double Shower, Tub, Dual Sink Vanity, Wash Closet
 - » Gas Fireplace
 - » Private Balcony
 - » Private Access to Lawn
- En Suite Guest Bedroom
- Laundry Room with Dual Washers/Dryers

SECOND LEVEL

- Junior Primary Suite
 - » Private Balcony Overlooking Farm Fields
 - » Large Walk-in Changing Room/Closet
 - » Spacious Primary Bath with Steam Shower, Tub, Dual Sink Vanity, Makeup Vanity, Linen Closet and Separate Water Closet
- Lofted Office/Recreational Room

- Expansive Balcony
- Two Additional Guest Bedrooms

LOWER LEVEL

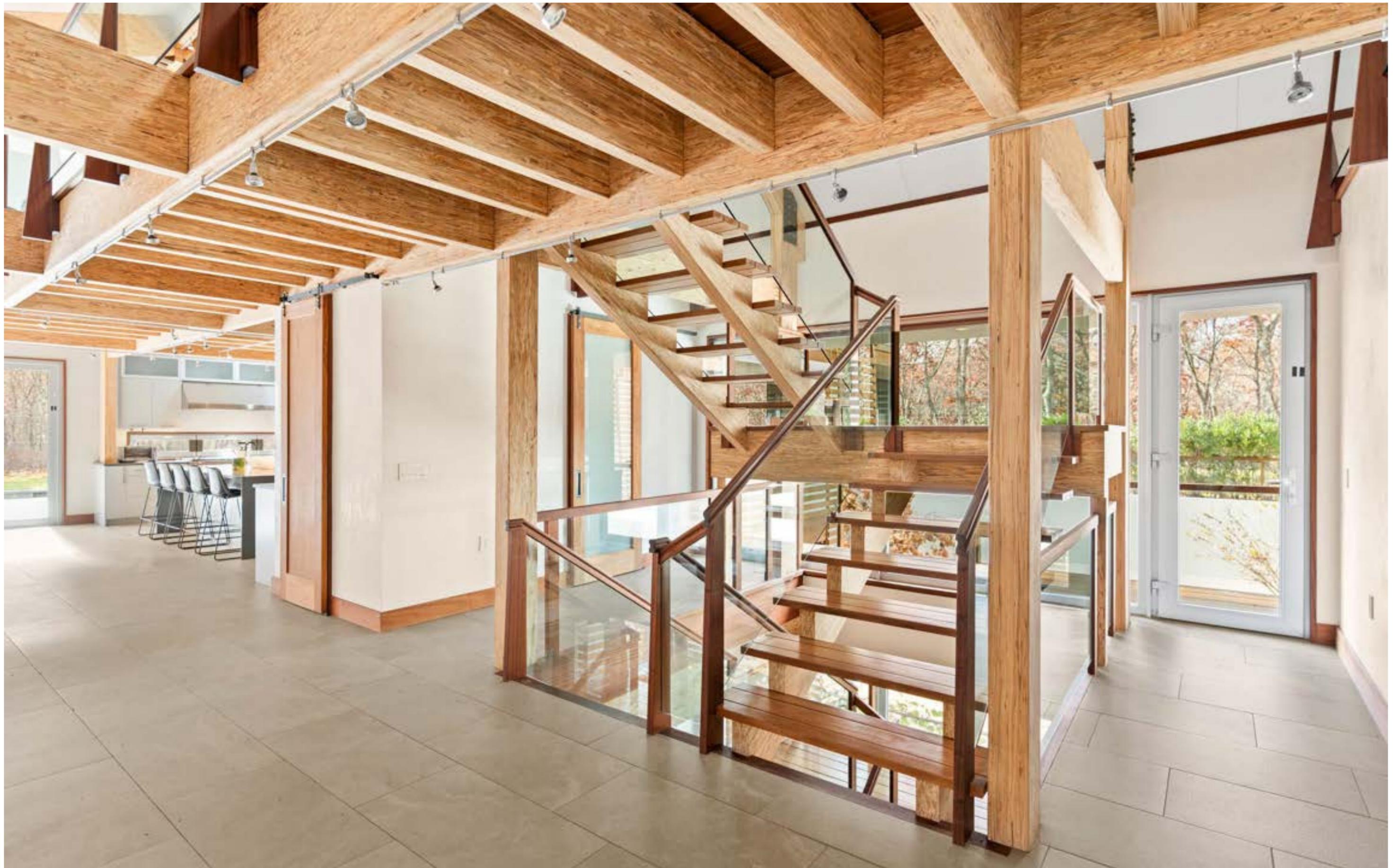
- Walkout Access to Lower Deck
- Large Recreational Room
- Bonus Bedroom/Sitting Room
- Theater
- Full Bathroom
- Private En Suite Guest Bedroom
- Utility Room

EXTERIOR FEATURES

- Stone Pathway
- Attached 3-Car Garage
- Long Private Driveway
- Ample Parking
- Expansive Bluestone Patio
- Heated Gunite Pool and Spa
- Covered Porch with Outdoor Kitchen
- Fire Pit Area on Lower Deck

*All details are believed to be accurate, however are subject to change.











































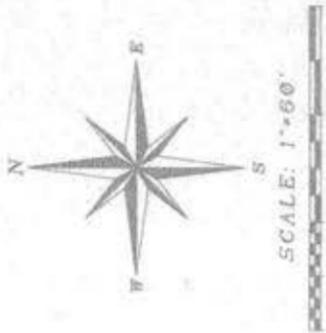




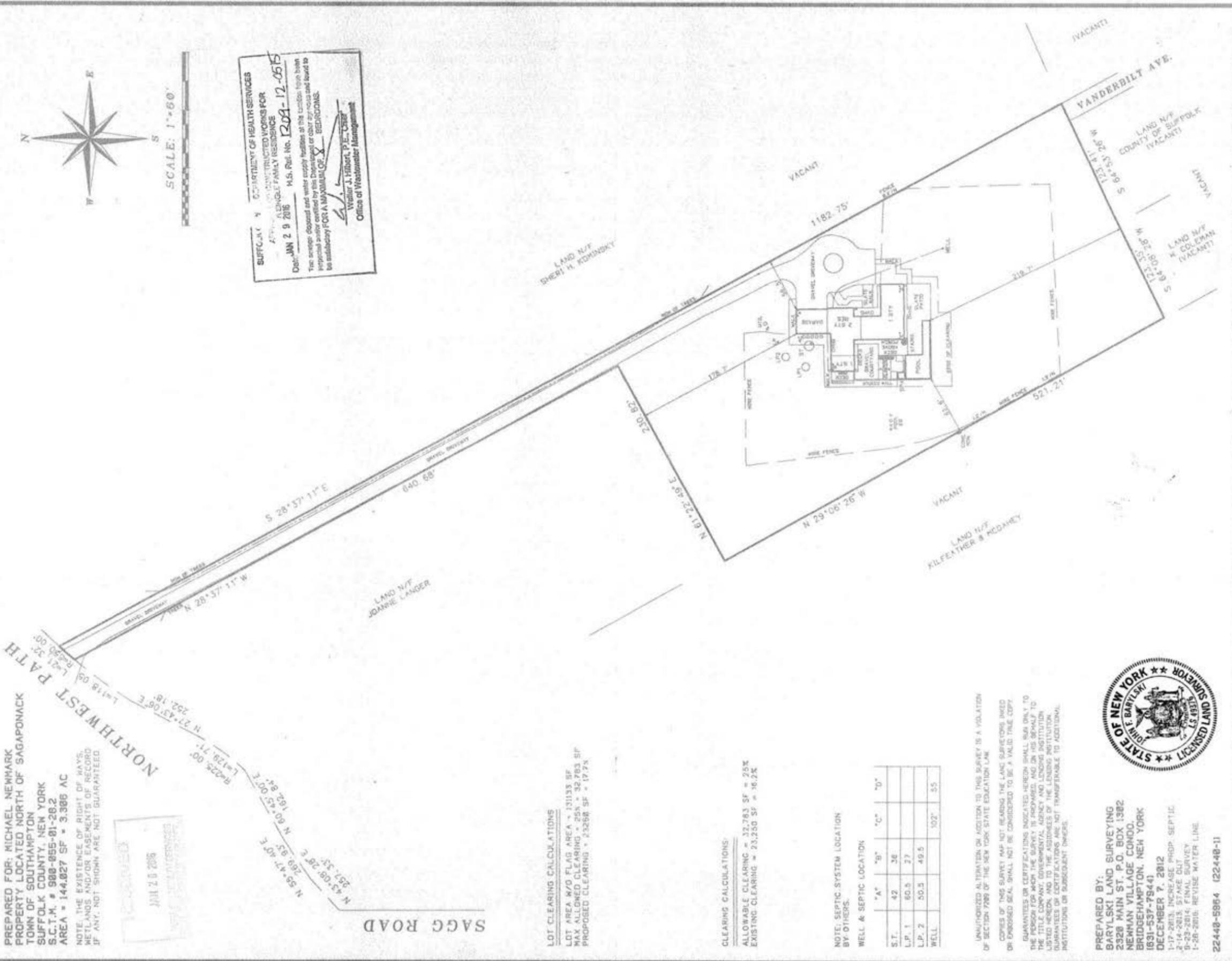


PREPARED FOR: MICHAEL NEWMARK
 PROPERTY LOCATED NORTH OF SAGAPONACK
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, NEW YORK
 S.C.T.N. # 988-855-81-26.2
 AREA = 144.827 SF = 3.386 AC

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
 EASEMENTS AND/OR EASEMENTS OF RECORD
 IF ANY, NOT SHOWN ARE NOT GUARANTEED



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 APPROVED FOR RESTRICTED WORKS FOR
 A SINGLE FAMILY RESIDENCE
 Date: JAN 29 2016 H.S. Ref. No. 1204-12-0515
 This average depth and water supply facilities at this location have been
 prepared and/or certified by this Department or other authorized level to
 be satisfactory FOR A MAXIMUM OF 3 BEDROOMS.
 Victor J. Filbert, P.E., Chief
 Office of Wastewater Management



LOT CLEARING CALCULATIONS
 LOT AREA W/O FLAG AREA = 131133 SF
 MAX ALLOWED CLEARING = 25% = 32,783 SF
 PROPOSED CLEARING = 23258 SF = 17.7%

CLEARING CALCULATIONS:
 ALLOWABLE CLEARING = 32,783 SF = 25%
 EXISTING CLEARING = 23,258 SF = 16.7%

NOTE: SEPTIC SYSTEM LOCATION
 BY OTHERS.

WELL & SEPTIC LOCATION

	"A"	"B"	"C"	"D"	"E"
S.T.	42	26			
L.P. 1	60.5	27			
L.P. 2	50.5	49.5			
WELL			102"	55"	

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 LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION.
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 INSTITUTIONS OR SUBSEQUENT OWNERS.



PREPARED BY:
 BARYLSKI LAND SURVEYING
 2328 MAIN ST., P.O. BOX 1382
 NEWMAN VILLAGE CONDO.
 BRIDGEHAMPTON, NEW YORK
 11931-537-7544
 DECEMBER 7, 2012
 1-17-2013, INCREASE PROP. SEPTIC
 2-14-2013, STAKE OUT
 5-23-2014, FINAL SURVEY
 1-28-2016, REVISE WATER LINE

22448-5864 (22448-1)

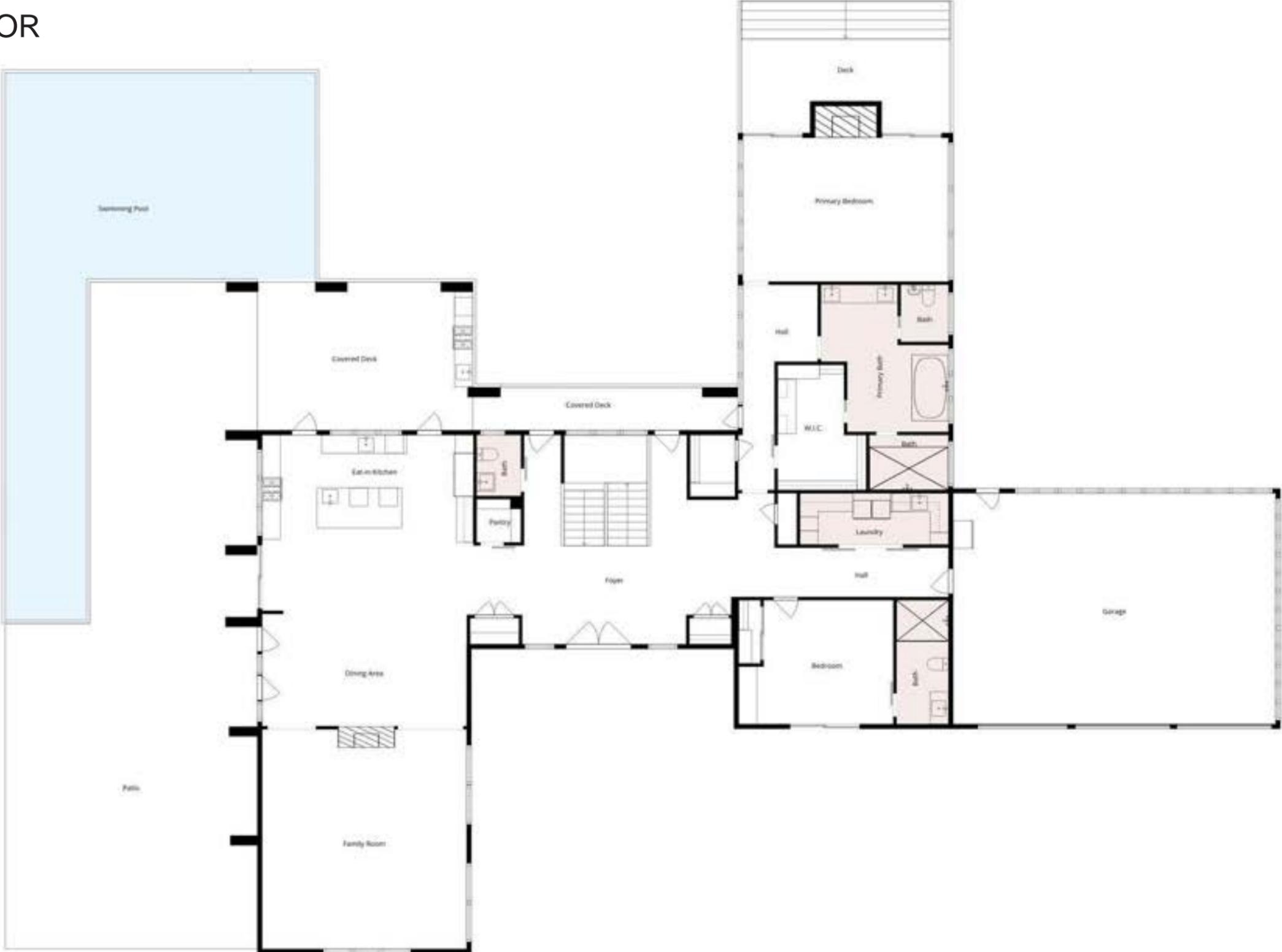
FIRST FLOOR



Measurements Deemed Highly Reliable But Are Not Guaranteed



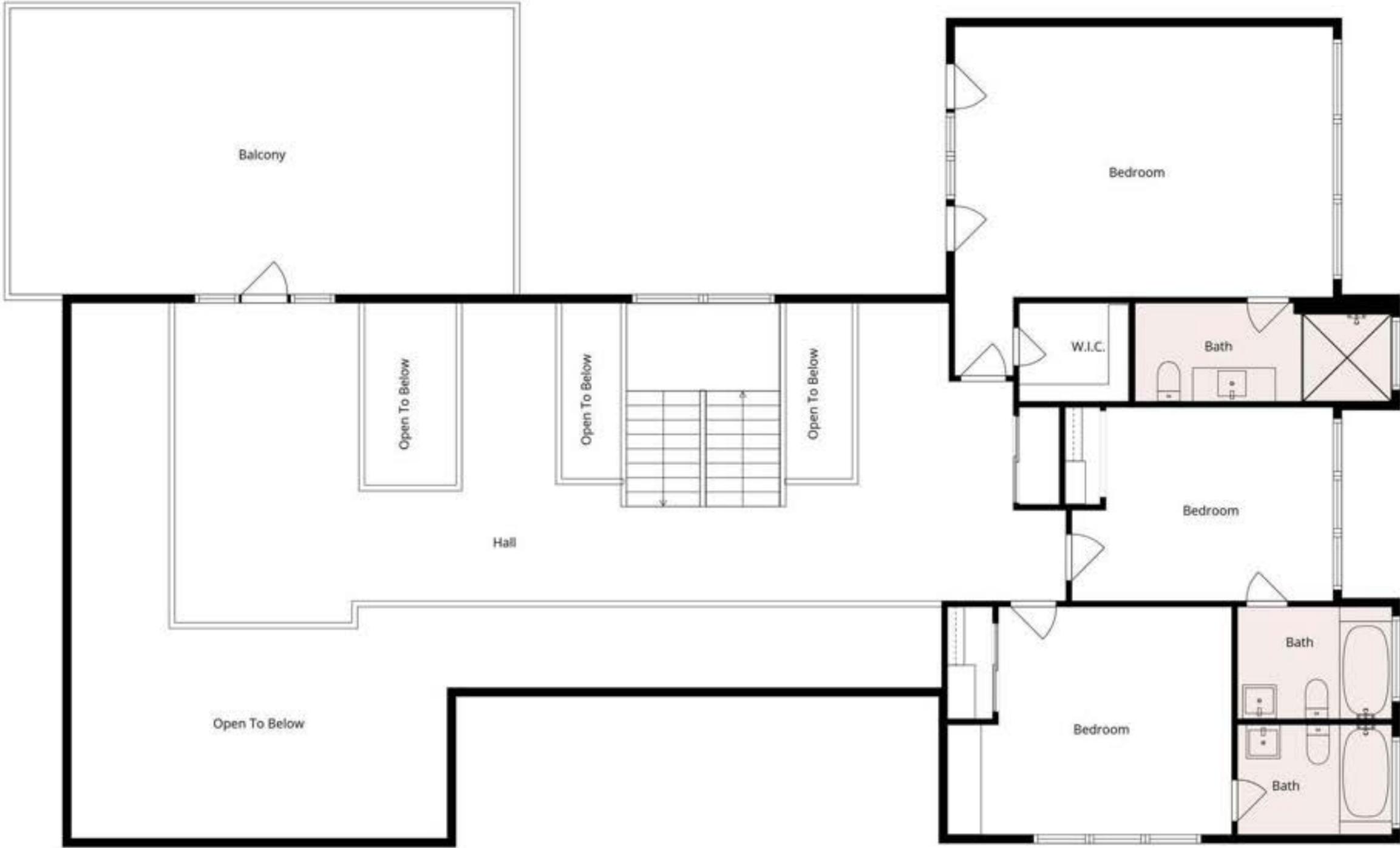
SECOND FLOOR



Measurements Deemed Highly Reliable But Are Not Guaranteed



LOWER LEVEL



Measurements Deemed Highly Reliable But Are Not Guaranteed





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