

9 Lincoln Street

SAG HARBOR, NEW YORK





Nestled in one of Sag Harbor Village's most desirable waterfront communities, this new construction home offers an unparalleled blend of luxury and coastal charm. With approx. 4,974sf of meticulously designed living space, this seven-bedroom, six-and-a-half-bathroom estate is set on a tranquil .51-acre parcel. Situated just moments from the vibrant heart of the village and a private community beach, this exceptional residence invites you to experience the best of waterfront living. The moment you enter through the front door, a grand foyer greets you with soaring ceilings and an immediate sense of space.

The open-concept floor plan flows seamlessly into the heart of the home, where the custom-designed kitchen awaits, featuring top-of-the-line appliances, sleek countertops, and an oversized island with ample seating. The adjacent eating nook offers a cozy spot for casual dining, while the formal dining room provides an elegant space for more sophisticated meals. The spacious living room is bathed in natural light, with oversized windows that capture the serene beauty of the surrounding area, and a powder room to cater to the first floor. The junior primary en suite is thoughtfully positioned on the first floor.



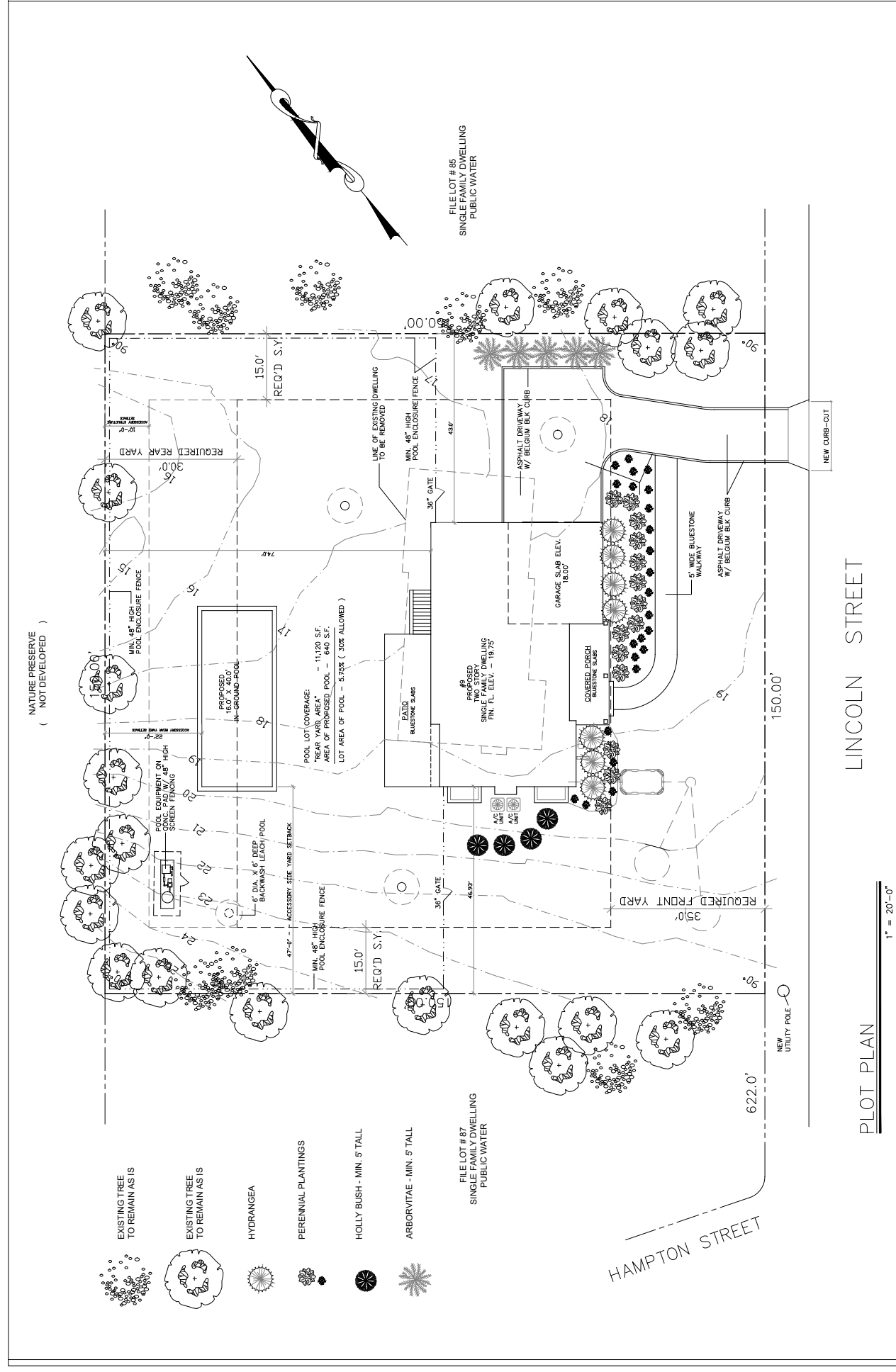
Ascending to the second floor, you are greeted by the spacious primary suite, which boasts a private balcony that overlooks the grounds. The spa-inspired primary bathroom features a double vanity, a freestanding soaking tub, a walk-in shower, complete with a separate lavatory room.





Three guest rooms, each with its own en suite bathroom and walk-in closets, and a laundry complete this floor. The lower level of the home offers two additional guest rooms and a well-appointed full bathroom. The recreation room is the centerpiece of this level - ideal for movie nights, games, or even a home gym.





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 enquiries.

Property Specs

HOUSE FEATURES

- New Construction
- Approx. 5,300sf
- Approx. 50-acre parcel
- 7 Bedrooms
- 6.5 Bathrooms
- 3¼ inch white oak flooring – Herringbone pattern in foyer and straight throughout the first and second level
- Stairs white oak treads with poplar rises – Railings and posts are white oak, balusters are painted poplar
- Andersen 400 Series exterior windows and doors throughout
- Entry foyer to have floor-to-ceiling MDF panels going up the stairs and on throughout the second floor hall. Panels will also be on the wall along the basement stairs
- Crown molding throughout, 4in. door casing with 7in. base molding
- 1¾ inch thick MDF interior doors
- Radiant floor heat in all bathrooms
- Kohler tubs and toilets



FIRST FLOOR

- 10ft-high ceilings throughout with an open two-story staircase
- Gourmet kitchen
 - Eat-In kitchen with Andersen sliding door that opens to a walkout covered patio
 - Custom cabinetry: Inset with panel ready appliances
 - Appliances: 48in. Wolf commercial stove, Sub-Zero refrigerator and freezer, 30in. under counter microwave, 24in. Bosch dishwasher and 48in. custom hood
 - Quartz countertops
 - Large center island with bar seating
 - Undermount farm sink with a Kohler faucet
 - Custom Lighting includes: under cabinet, under island glow lighting, upper cabinet glass cabinets (second level)
- Great Room:
 - Large room with Andersen sliding door to walkout onto covered patio
 - Gas fireplace with remote
- Formal dining room
 - Oak coffered ceiling
- First floor Junior Primary bedroom with en suite bathroom and 2 closets
- Powder room with marble tile floors

Property Specs

SECOND FLOOR

- Tray ceilings in all bedrooms and bathrooms
- Laundry room off main hall
- Primary bedroom
 - Large walk-in closet
 - Large Andersen sliding doors to private terrace
- Primary bathroom
 - Shower and separate soaking tub
 - Double sinks with marble countertop
 - Custom vanity
 - Shower system with integrated volume control, shower head, 3 body sprays and hand shower
 - Frameless shower door
 - Toilet room
- Washer and dryer off hallway
- Three addition bedrooms with en suite bathrooms and walk-in closets
- Frameless shower doors in all bathrooms with showers
- All closets to have custom-built wood shelves with poles
- Linen shelving as needed

LOWER LEVEL

- 10-foot-high ceilings except where ductwork is run
- Luxury vinyl flooring
- 2 bedrooms with large Andersen windows
- 1 full bathroom with frameless shower door
- Large recreation room
- Hookup for second washer and dryer
- Outside entrance

EXTERIOR

- Large back bluestone covered patio off house
 - Gas hookup for outdoor grill
 - Fully landscaped yard
 - Inground sprinkler
 - Foundation plantings
 - Driveway to have cobblestone curbing and aprons with gravel over a RCA base
 - 16 x 32 heated gunite pool
 - Large bluestone patio around pool with custom gas outdoor fireplace
 - Bluestone front entry with bluestone stepping stone walkway
- ### GARAGE
- 2-car attached garage with a carriage-style overhead door
 - Entrance to house
 - Automatic garage door opener with key pad

MECHANICALS

- Propane gas heat with 1,000 gallon tank
- 4 zones of heat / AC with Honeywell smart wifi thermostats.
- Spray foam hot roof in the attic, air seal with fiberglass insulation on all exterior walls
- Energy star house
- 300 amp underground electric service
- LED lighting throughout inside and outside. Recessed lighting are Halo Brand with aquare trim



The home's location within a private waterfront community is nothing short of extraordinary. Just moments from Sag Harbor Village, you'll enjoy easy access to boutique shopping, renowned dining, art galleries, luxurious marinas, and the historic harbor. The private community beach provides the ideal place to relax by the water. Whether you're looking for a permanent residence or a seasonal getaway, this home is the epitome of modern luxury and coastal living.

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