



FEATURES & AMENITIES

91 ABRAHAMS LANDING ROAD, AMAGANSETT, NY 11930

SCTM #: 0300-150.00-04.00-018.000

PROPERTY OVERVIEW

- Located in the Heart of Amagansett
- 1.3± Fully Cleared and Landscaped Acres
- Panoramic Vistas Overlooking the 100± Acre South Fork Country Club 11th Hole
- 12,395± sq. ft. of Finished Interior Living Space Over All Three Floors
 - » First & Second Floors: 7,695± sq. ft.
 - » Finished Lower Level: 4,700± sq. ft.
- 15,486± sq. ft. of Programmed Living Space including all Patios, Decks and Several Second Story Terraces Attached to the House
- 3,100± sq. ft. of Elevated Golf Course Views from All Patios and Terraces
- Deluxe Primary Suite with Over 2,500± sq. ft. of Serene Living Space including an 850± sq. ft. Private Balcony with Elevated Golf Course View
- 8 Bedrooms
- 12 Bathrooms (9 Full and 3 Half Baths)
- Heated Gunite Pool & Spa with Waterfall Feature
- Attached 2.5-Car Garage + Porte Cochère
- Moments to Local Shops, Restaurants, Farm Stands, as well as Ocean and Bay Beaches

FLEETWOOD, McMULLAN & SANABRIA
ARCHITECTS

ARCHITECT

<https://www.fleetwoodmcmullansanabria.com/>

PHIL KOUFFMAN BUILDER

GENERAL CONTRACTOR

<https://philkouffmanbuilder.com/>

VAULT DEVELOPMENT PARTNERS

SPONSOR

<https://www.vaultdevelopmentpartners.com/>

Projects by This Exact Team Include:

68 EGYPT LANE, EAST HAMPTON

122 MIANKOMA LANE, AMAGANSETT

91 ABRAHAMS LANDING ROAD, AMAGANSETT

INTERIOR FEATURES

- Deluxe Primary Suite
 - » Over 2,500± sq. ft. of Serene Living Space
 - » 850± sq. ft. Private Balcony with Elevated Golf Course View
 - » Office/Sitting Room
 - » Dual Walk-in Closets
 - » Two Spacious Bathrooms
 - » Wet Bar
 - » Laundry Shoot to the Lower Level
- All 8 Bedrooms Include Walk-in Closets and En Suite Baths, Each with Radiant Floor Heating
- Designer Kitchen by Bakes & Kropp
 - » Side by Side 36" Sub-Zero Refrigerators
 - » Wolf Range with 6 Burners and a Griddle
 - » Waterfall Marble Countertops
- Additional Chef's/Kosher Kitchen
- Separate Guest Suite with 2 Bedrooms and 1 Bath Above the Garage with Private Entrance
- Numerous Beverage Centers Throughout the Entire Home
- Marvin Ultimate Windows
- 2 Fireplaces
- Premium Marble and Tile Package
- High Ceilings | 11 ft. Minimum on First Floor; 10 ft. Minimum on Second Floor, 11 ft. Lower Level
- Radio RA Smart Lighting System for All Common Areas, Exteriors, and Primary Suite
- Waterworks Bath and Kitchen Finished Throughout Entire House
- Security System
- Elevator Servicing All Levels

LOWER LEVEL

- Two Lower-Level Bedrooms with Separate Entrance
- Full Gym
- Sunken Golf Simulator
- Wellness Center
 - » Steam Room
 - » Sauna
 - » Massage Room
- Media Room
- Full Bar with Bar-Style Seating
- Wine Room

EXTERIOR FEATURES

- Roof Deck Offering Breathtaking Golf Course Views
- Gated Entry with a 150± ft. Driveway
- Cedar Shingle Façade
- Tapersawn Cedar Roof
- Fully Equipped Built-in BBQ with Outdoor Refrigerator
- 23' x 50' Heated Gunite Pool & Spa with Waterfall Feature
- Outdoor Shower Complex
- Extensive 3,800± sq. ft. Bluestone Patio
- Attached 2.5-Car Garage with Electric Car Charging Capabilities
- 2 Outdoor Fireplaces
- Solar Panels
- Town Water
- Room for Custom Pool House; Not Currently Included in the Plans

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