Gibson Lane: The Promise Of Things To Come
110 Gibson Lane, Sagaponack

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GIBSON LANE: THE PROMISE OF THINGS TO COME
Sagaponack.
Nearly three acres, awash in Sagaponack sea breezes and only a few hundred yards to the beach, presents an unparalleled opportunity in the hamlet that has become the nexus of the Hampton lifestyle. An amiable 4 bedroom farm house of recent vintage anchors this expansive property, which additionally offers a two-story barn with upstairs finished loft and full bath, heated pool and acres of grassy expanse, all secluded behind tall perimeter trees. However, those seeking something more formidable might be intrigued to learn that this singular offering could accommodate a new 8,300 SF+/- residence, pool, 1,245 SF+/- pool house/accessory structure and full size North/South tennis court that would have views to the East of a nearby horse farm and South across an 11 acre reserve past a handful of ocean side estates to the very Atlantic beyond. Held in the same ownership for nearly 400 years, this never before available 2 3/4 acre property presents a limited window to create the ultimate Hampton experience.

Web# 31536

Property Details / Amenities / Features

- Built in 1994
- SOUTH OF THE HIGHWAY
- 2 Story Traditional
- Cedar Clap Exterior
- Steel Frame and Beam Construction
- 3" Oak Flooring
- Ipe Brazilian Hardwood
- Exterior Walkways
- Andersen and Marvin Windows
- 3,200 SF+/-
- 2.76 Acres
- 4 Bedrooms
- 3 Full Bathrooms
- HVAC (3+/- Zones)
- Electric Heat
- 2nd Floor Central Air Conditioning
- 3+/- Zone Irrigation System
- Invisible Dog Fence
- Well Water with Filter Installed
- Central Vacuum
- 200 amp Electrical Service
- 20x40' Heated Vinyl Pool
- Unfinished Lower Level
- Private Driveway
- Heated Detached 3-Car Garage with space above
- Room for Tennis

First Floor

- Open Floor Plan
- Eat in kitchen with:
  - Attached Family Room
  - Bar/Counter Area
  - Caesarstone Counters
  - Carrara Tile Backsplashes
  - White Painted Cabinets
- Living Room
- Dining Room
- Guest Bedroom
- Guest Bathroom with Bath and Shower unit
- Living Room
- Dining Room
- Guest Bedroom
- Guest Bathroom with Bath and Shower unit

Second Floor

- Master Bedroom with Walk-in Closet
- Master Bathroom with:
  - Stall Shower
  - Bathtub
- 2 Guest Bedrooms with Shared Bathroom
- 2 Guest Bedrooms with Shared Bathroom
- Laundry Room
- 2 Guest Bedrooms with Shared Bathroom

Barn/Garage

- Heated 3-Car Garage
- Recreational Room
- Heated Electric Baseboard Heating
- Wall Unit Air Conditioning
- Heated Electric Baseboard Heating
- Wall Unit Air Conditioning

New Construction Potential

- Building Specs for Principal Structure:
  - 8,300 SF+/- (1st and 2nd Floors) Plus Any Size Finished Basement.
- Setback for Principal Structure:
  - 80' From Front Yard
  - 100' From Rear Yard
  - 30' Minimum On One Side
  - 75' Total Size Yard
- Building Specs for Accessory Structure:
  - 1,245 SF+/-
  - Square footage can be borrowed from the principal to make an accessory structure larger. However, the same is not true in reverse.
- Setbacks for Accessory Structure:
  - 90’ From Front Yard
  - 30’ From Side and Rear Yards

Additional Notes For Development:

- Property Not in FEMA Zone
- Property Not in Historic District
- House Falls In R120 Zoning (120,000 SF+/-)
- Any Room With Ceiling Height In Excess Of 15 Ft Counts Twice In Square Footage
- Total Lot Coverage For All Manmade Structures, (Principal, Accessory, Decks, Patios, Tents, Gazebos, Etc) Is 35% (37,499 SF+/-)
- Tennis Setback is 30’ From Rear Yard if the Court is Sunken or 45’ if the Court is at Grade

Exclusive: WEBB 31536
Rear Exterior

Barn/3-Car Garage

Barn Recreational Area

Heated Vinyl Pool

2.76 Acres of lush lawns
$9.995M
110 Gibson Lane
Sagapoanck
2.76 acres / 3,200 SF+/-
4 bedrooms / 3 bathrooms
Tax Map: 0908-009.00-01.00-021.000
Yearly Taxes: $11,729.57
For more pictures, video and info visit:
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