

**MALA SANDER+TEAM**  
AT THE CORCORAN GROUP

**55 BLUFF POINT ROAD**  
SAG HARBOR

*corcoran*

# SAG HARBOR VILLAGE WATERFRONT

A masterwork by acclaimed architect Blaze Makoid, this exceptional waterfront estate commands a prime position on Sag Harbor Cove with 100 feet of private bayfront and a deepwater dock. Perfectly situated on 0.34 acres, this bespoke residence offers nearly 3,000 square feet of impeccably designed living space, encompassing 4 en-suite bedrooms and 4 full baths. A dramatic glass entry sets the tone, offering immediate sightlines to the shimmering water beyond. In the main wing, retractable glass walls dissolve the boundary between interior and landscape, flooding the great room with natural light and capturing panoramic views. The dining area and gourmet kitchen are thoughtfully appointed for refined entertaining. The secondary wing offers a tranquil guest suite and an elegant screened-in porch-an idyllic retreat for quiet afternoons and coastal breezes. Upstairs, the primary suite is a private sanctuary with commanding cove views, joined by two luminous guest suites, each with luxe finishes and serene outlooks. Outside, indulge in the heated gunite pool, expansive waterside decks, and the rare privilege of docking your boat just steps from your door. From here, savor the full Hamptons lifestyle-cruise to the village dock for breakfast from Carissa's, head to Sunset Beach or Duryea's for lunch, or drift through the afternoon with a swim and a sunset cruise. And when you're not on the water, you're still only moments from the heart of Sag Harbor Village-where shops, theater, art galleries, and world-class restaurants await. It's everything, and everywhere, that everyone wants to be. Furnishings available by separate agreement. A singular offering for the discerning buyer seeking a legacy waterfront residence in the heart of the Hamptons.

## PROPERTY OVERVIEW

4 Bedrooms | 4 Full Bathrooms | 2,768 Square Feet | .34 Acres

## MAIN LEVEL

**Open Floor Plan** | **Eat-In Kitchen** | Dining Area  
**Guest Suite** | **Water Views**

## SECOND LEVEL

**Primary Suite with Balcony** | **Two Additional En-Suite Bedrooms** | Laundry Room

## LOWER LEVEL

**Media Room** | Storage | **Two Car Garage**

## EXTERIOR

**Heated Gunite Waterside Pool** | Lawn | **Deck with Screened-In Porch**  
**Deepwater Dock** | **Outdoor Shower**

CLICK THE CODE BELOW TO LEARN MORE.













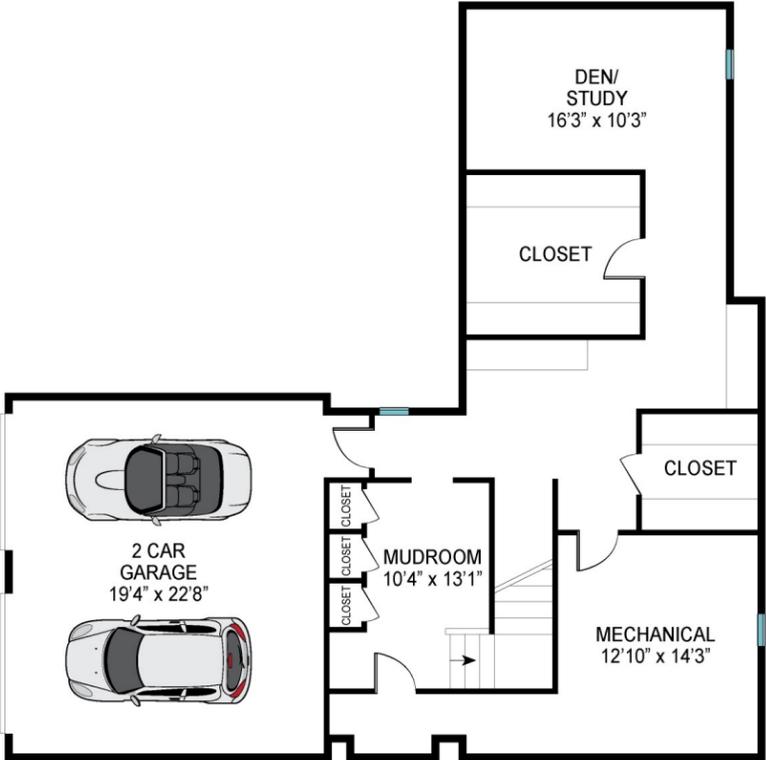
MAIN FLOOR PLAN



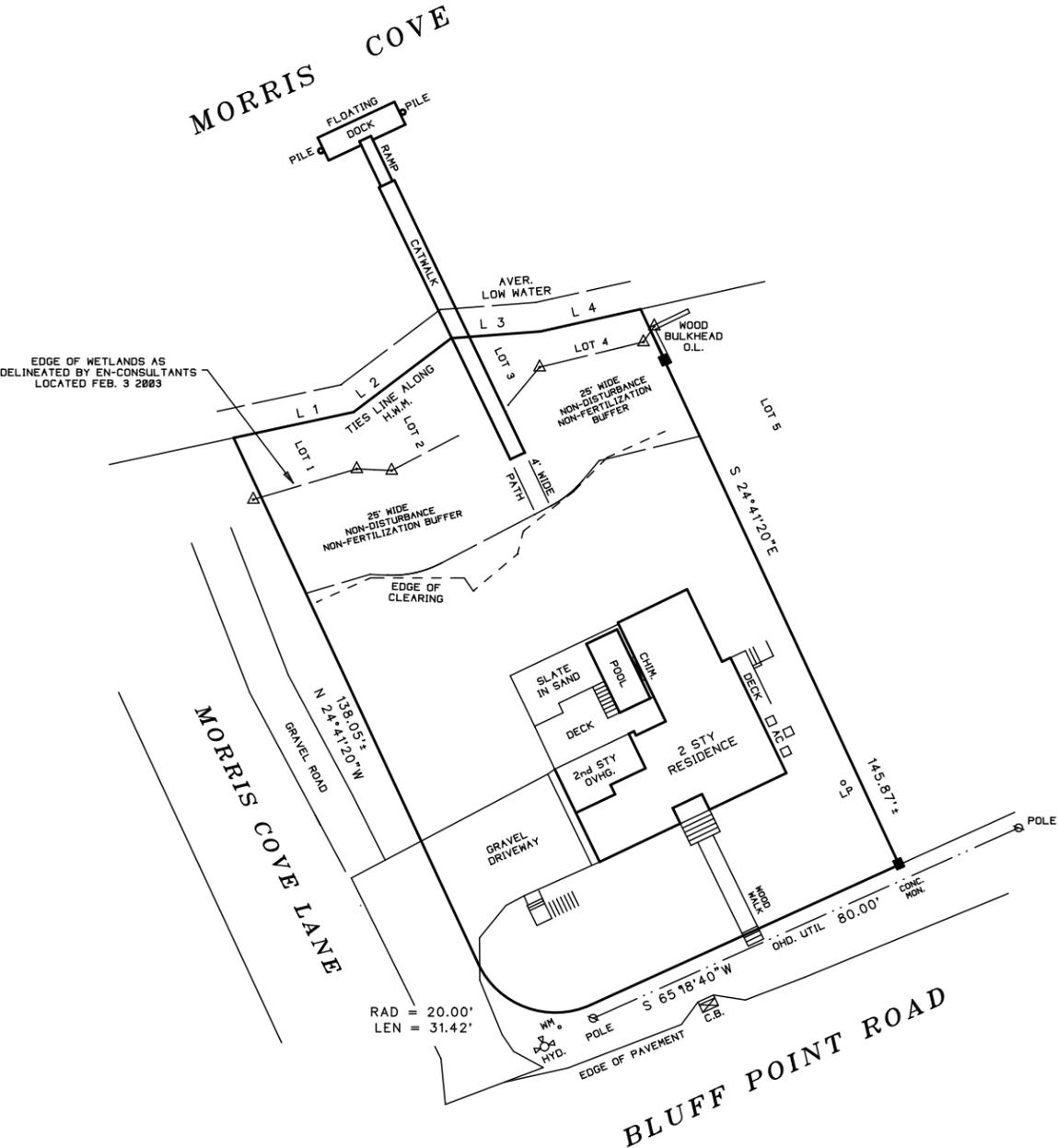
UPPER FLOOR PLAN



LOWER LEVEL FLOOR PLAN



SURVEY





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Corcoran's #1 Hamptons Team

*Representing and selling all the best of the Hamptons*

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