

*A North Haven Opportunity
to Move In, Renovate or Build New*

18 SUNSET ROAD, SAG HARBOR



THE OFFERING

A Property That Adapt
To Your Vision.

Nestled within one of North Haven’s most desirable enclaves, just moments from Sag Harbor Village, this exceptional 0.60± acre property offers the rare opportunity to enjoy today while planning for tomorrow.

Located just moments from Sunset Road beach access, the Shelter Island Ferry, and the shops, restaurants, marinas, and waterfront charm of Sag Harbor Village, this offering combines an unbeatable location with lasting value. Few properties present the opportunity to move in and enjoy immediately, renovate over time, or build a bespoke Hamptons retreat from the ground up—all in one of North Haven’s most sought-after neighborhoods.

1,430	.60	3
SF +/-	ACRES +/-	BEDS TOTAL





RENDERING

THREE PATHS

One Exceptional North
Haven Address

01

ENJOY IMMEDIATELY

As a 3-bedroom, 2-bath home
with a heated gunite pool and
private backyard.

02

RENOVATE OR EXPAND

Renovate or expand the
existing residence to create
your ideal Hamptons retreat.

03

BUILD NEW

With approvals for an
approximately 4,300± SF
custom home across three
finished levels, up to 6 bedrooms.



The Current Residence

H I G H L I G H T S

Effortless indoor/outdoor living

Private primary suite — generous bath

Large Deck

Heated Gunite Pool

One Car Garage

3
BEDS

2
BATHS

1,430 ±
SF

The existing single-level residence features three bedrooms, two full bathrooms, vaulted ceilings, open-concept living and dining spaces, a rear entertaining deck, laundry room, and an attached one-car garage. Outside, a heated gunite pool and mature landscaping create a private retreat that can be enjoyed immediately as a year-round home, weekend escape, or investment property.

CURRENT Kitchen & Living

The current residence features effortless indoor/outdoor spaces spaces filled with natural light.



Garage 18'2" x 17'8"

Laundry 10'7" x 11'2"

Foyer 10'11" x 6'3"

Dining Area 12'5" x 7'5"

Kitchen 8'10" x 12'11"

Hall 3'3" x 17'6"

Bedroom 11'3" x 10'10"

Bedroom 11'3" x 10'8"

Primary Bedroom 14'6" x 13'10"

Bath 8'10" x 7'5"

Bath 8'10" x 11'0"

Storage 12'2" x 3'0"

Deck 21'0" x 21'0"

PERCH 7'2" x 10'00"

FIRST FLOOR
EXCLUDING GARAGE

[illegible]

An aerial photograph of a residential property. In the center, there is a rectangular swimming pool with a curved end, filled with bright blue water. To the right of the pool is a small, circular, light-colored feature, possibly a fire pit or a small pond. A concrete patio area is located to the right of the pool. To the left of the pool is a large, dark green tree. In the lower center, there is a house with a dark grey roof and a light-colored exterior. A gravel driveway leads from the bottom of the frame to the house. The property is surrounded by lush green grass and numerous trees of various sizes. The overall scene is a well-maintained suburban backyard.



The Proposed Residence

H I G H L I G H T S

Approved plans for an 4,300± SF custom residence

Designed for up to 6 bedrooms & 5.5 baths

Thoughtful layout with open-concept living

Seamless indoor-outdoor design

Room for luxury amenitie

6	5f/ 1h	4,300 ±
BEDS	BATHS	SF

For those seeking to create something entirely their own, the property offers outstanding redevelopment potential. 100% cleared, the parcel is approved for the construction of a custom residence spanning 4,300± square feet across three finished levels. Current approvals allow for up to six bedrooms, five full bathrooms, one half bath, a recreation room, study, and expansive indoor-outdoor living spaces. Whether you choose to thoughtfully renovate and expand the existing home or build a brand-new custom estate, this property provides exceptional flexibility to match your vision.



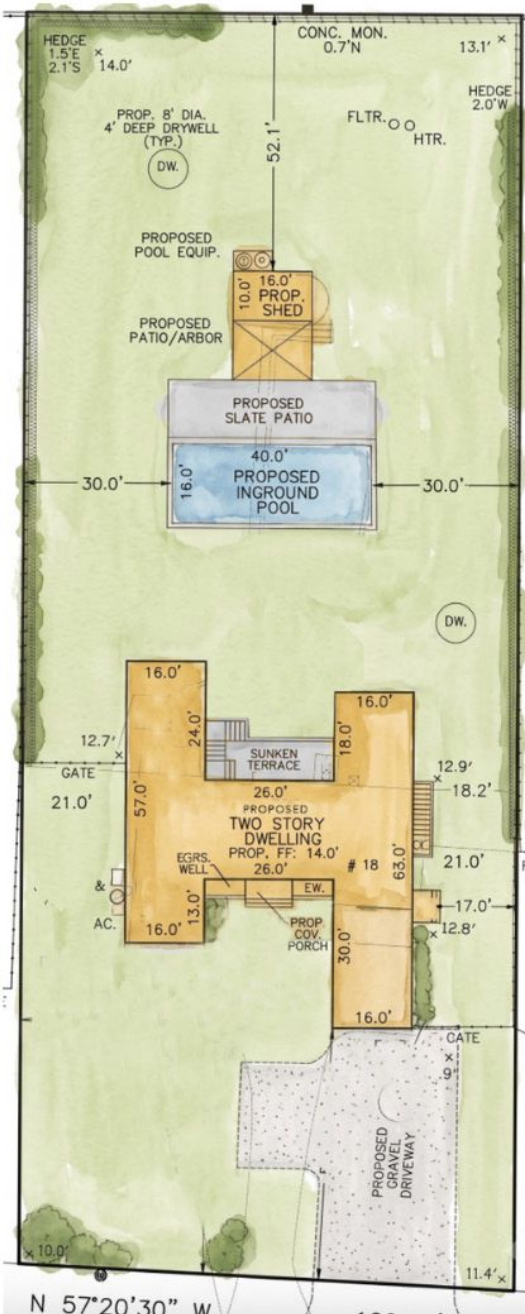
PROPOSED
First Level



PROPOSED
Second Level



PROPOSED
Lower Level



PROPOSED
Survey



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