Exceptional new modern Hamptons oceanfront estate on nearly 4 acres with 272 feet of ocean frontage
Comprised of 3 lots totaling nearly 4 acres with an impressive 272 feet of ocean frontage, makes this one of the largest oceanfront properties in the area.
This newly constructed, modern masterpiece has single-handedly changed the tone of Quogue’s oceanfront landscape and is now available for the discerning buyer who demands the utmost in quality and well thought out design. Comprised of nearly 4 elevated acres with unobstructed views of the Atlantic Ocean, Penniman Creek and Shinnecock Bay, this rarified oceanfront property encompasses three lots and 275 +/- feet of pristine ocean frontage, making 212 Dune Road one of the area’s most coveted properties.

Employing clean architectural lines, sophisticated materials and fine craftsmanship, this property blends form and function to create a modern and luxurious residence of grand proportion.

The home encompasses 10,000 SF +/- with 9 bedrooms, 11.5 baths and open living spaces with expansive walls of glass throughout that blur the lines between the interior and exterior. Built for entertainment, the first level of the property consists mainly of public spaces and connects to an outdoor sitting area and pool. The upper level contains the private spaces consisting of a master suite and five additional bedrooms, each with a unique bathroom featuring a diverse range of marbles and other materials adding a splash of vibrancy and personality to the home. Stunning ocean and bay views can be enjoyed from every room, terrace and roof deck.

The renowned architectural firm of Austin Patterson Disston designed this meticulous modern estate with a very clean material palate that blends into the surrounding environment. Famed Hamptons builder George Vickers’ state-of-the-art construction adds a fresh approach to the development of this masterfully crafted estate. Capping off the sophistication are the refined interiors provided by one of Architectural Digest’s “Top 100” interior design firms, Andrew Sheinman of Pembrooke & Ives, with influences by world renowned Feng Shui expert David Cho.

This unique and elegant property offers every feature and amenity one could wish for including Fleetwood windows and doors, the finest selection of marble and Bulgarian limestone, large pool and spa, reflecting pool, tennis court, and private boardwalk to the beach. Additionally, there is a lower level with a three car garage and ample storage space.

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#212DUNEROADQUOGUE
FEATURES & AMENITIES

212 Dune Road, Quogue, NY
$24,950,000  EXCLUSIVE WEB ID: 55423

DESIGNED + CRAFTED BY THE MOST SOUGHT AFTER PROFESSIONALS IN THEIR FIELDS

AUSTIN PATTERSON DISSTON ARCHITECT APDARCHITECTS.COM

PEMBROOKE & IVES INTERIOR DESIGN PEMBROOKEANDIVES.COM

GEORGE VICKERS, JR. ENTERPRISES BUILDER GEORGEVICKERS.COM

DAVID CHO FENG SHUI EXPERT

OVERVIEW

- Oceanfront | 272’ of Frontage
- 3.80 Acres | Comprised of 3 Lots Largest Oceanfront in the Area
- Unobstructed Ocean and Bay Views from Every Room - No Dune
- Modern New Construction 10,000 SF+/- Home
- Built in 2016
- Fully Furnished, Turn-Key
- 9 Bedrooms
- 11 Full & 1 Half Bathrooms
- Heated Pool, Spa & Reflecting Pool
- Private Boardwalk to Ocean
- North/South Tennis Court
- AE Zone: Affords Ample Storage Space in Lower Level
- 3 Linear Fireplaces with Marble Surroundings
- Fleetwood Windows and Doors
- Premium Stone Selection Throughout
- Bulgarian Limestone Siding
- Dual Entry Driveway

FIRST LEVEL

- First Level is Approximately 5,350 SF+/- and Contains:
  - 2 Secondary Bedrooms with Private Bathrooms and Walk-In Closets
  - 1 Secondary Bedroom with Private Bathroom and Built-In Closet
  - Open Plan Kitchen with Walk-In Pantry
  - 5 Interior Living Spaces Including Living Room, Dining Room, Sitting Room, Family Room with Bathroom and Cabana with Bathroom
  - Entry with Stair to Upper Level
  - Guest Powder Room
  - Boot Room with Built-In Closets
  - Outdoor Sitting and Dining Area with Hardscape Connected to Pool

SECOND LEVEL

- Second Level is Approximately 4,250 SF+/- and Contains:
  - Large Master Suite with Bedroom, Walk-In Closet, Master Bath, Sitting Room and Private Terrace and Private Balcony
  - 3 Secondary Bedrooms with Private Bathrooms, Walk-In Closets and Balconies
  - 2 Secondary Bedrooms with Private Bathrooms, Built-in Closets and Balconies
  - Kids Playroom with Sitting Area and Access to Roof Deck
  - Laundry Room
  - 2 Large Roof Decks

LOWER LEVEL

- 3 Car Garage
- Ample Storage Space
**EXTERIOR FINISHES**

- **EXTERIOR SIDING:** A combination of three materials that all share a relationship to one another starting with the base of the house being fully wrapped in Ipe siding. This naturally weathering wood material will result in a washed out grey color blending in with the natural color of the landscape. The main level of the house is wrapped in a Bulgarian Limestone that has been designed to create a horizontal delineation around the house that aligns with many of the major datum’s of the building, echoing the channels in the Ipe siding.

  The house is finished with a profiled aluminum cap that has been wrapped around the top of the house as a modern cornice. This profile shares the same color finish as the window and door systems of the residence and is wrapped in Ipe siding. This naturally weathering wood material will result in a washed out grey color blending in with the natural color of the landscape. The main level of the house is wrapped in a Bulgarian Limestone that has been designed to create a horizontal delineation around the house that aligns with many of the major datum’s of the building, echoing the channels in the Ipe siding.

  The stone corners of the residence were fabricated as solid stone elements and create a beautiful edge without joint or interruption. This material is buff in color and will also compliment the colors of the natural sandy beaches. The top portion of the residence is clad in a true stucco finish which is also built to provide longevity of the building’s facade and increase design performance of all exterior windows and doors as they relate to the building shell.

- **WINDOWS AND DOORS:** The majority of the exterior window and door systems of the residence are custom aluminum framed assemblies produced by Fleetwood Inc. These units are finished with a custom Kynar Painted Finish which is designed to withstand the elements of being located on the waterfront. All of the window and doors are assembled with heat strength and laminated glass and benefit from aluminum frames which contain thermal breaks within their cross section. The main entrance door is a custom fabricated assembly, utilizing horizontal glass divides with a stained rift white oak finish.

  The handrails and guardrails that wrap the house were built out of high grade stainless steel. The 5/4” round stainless steel handrail is supported on stainless steel roof posts which are offset from one another by the use of stainless steel tension cables. The use of this type of system allows for unobstructed views given the transparency of this design.

- **HARDSCAPE FINISHES:** The majority of the exterior walking surfaces are constructed of Bulgarian Stone slabs in a running Bond pattern. This material matches the vertical wall surfaces of the house and blends into the landscape of the Dune. The stone slabs which measure 18” x 36” are perimetered by a 2” thick stone coping of the same material. The open breezeway that cuts through the building, is an eight foot wide path made up of 5/4 x 4” Ipe decking. This decking is fastened to its understructure using a concealed clipping system which leaves the surface of the wood clean and without surface marks. All of the second level balcony’s and decks both public and private, are also made up of Ipe decking.

- **HANDRAILS/GUARDRAILS:** The handrails and guardrails that wrap the house were built out of high grade stainless steel. The 5/4” round stainless steel handrail is supported on stainless steel roof posts which are offset from one another by the use of stainless steel tension cables. The use of this type of system allows for unobstructed views given the transparency of this design.

**INTERIOR FEATURES**

- **WOOD FLOORING:** Wood floors are 8” wide rift cut white oak. Custom stain was a 4 step process and was finished on site.

- **CABINETRY AND MILLWORK:** All cabinetry were custom designed and detailed specifically for each space. Finishes range from high gloss lacquer, automotive finish to stained oak.

- **STONE AND TILE:** Each room is unique, but a common thread is apparent. Selections include:
  - Avorio Onyx
  - Bianco Namibia Marble
  - Premium White Glass
  - Thassos Marble
  - Siberian Beige Marble
  - Athens Silver Stone Tile
  - Crystal White Porcelain
  - Palissandro Blue Vein
  - Roman Classic Travertine

- **LIGHTING:** The fixture selections in the house are all LED. This means that they are energy efficient and easier to maintain. There is a combination of recessed lights for overall glow and strip lighting for accents. The color temperature selected is 3000K which is a neutral light that perfectly illuminates the modern lines and finishes.

- **SHADES:** All windows and exterior doors have motorized roller shades by Lutron. They are integrated to the home’s control system. All bedrooms have motorized black out shades and all public spaces have motorized solar shades.

- **AV and CONTROL SYSTEM:** Audio visual and home automation system was done by ETC. There is a Lutron HomeWorks lighting system which controls the lights and shades. There is also a Savant system in place.

- **DOOR HARDWARE:** All levers were custom made by Hamilton Sinkler. Interior door hinges are concealed for a cleaner look.

- **PLUMBING:** High end plumbing fixtures were selected throughout. Dornbracht was used in all public spaces and the master suite. Altmans and Grohe were used in secondary bedrooms.

- **APPLIANCES:** High end appliances were installed throughout. A combination of Subzero and Gaggenau units were selected.

- **KITCHEN:** All cabinetry are completely custom. Gaggenau & Sub-Zero appliances. Finishes include high gloss lacquer, automotive finish (Mercedes champagne color), white glass counters and an onyx backsplash. Many of the appliances are concealed. Also, the kitchen features a custom hood with no upper cabinets for a cleaner look. The second island has stools on both sides, which can be used as a breakfast table.
This property features an oceanside pool, spa and reflecting pool.
This modern designed residence is split at the north easterly portion of the house via an eight feet wide open breezeway that looks through to the ocean. The procession from the bay side to the dune through the house features a guest wing divorced from the main structure and roof garden that provides a visual break on the journey to the beach. One can see the water line upon entering this path and is offered multiple ways to access the building.
The boardwalk cuts through the large swimming pool and reflecting pool, allowing one to walk across and out over the dune towards the beach.
TENNIS COURT

This north/south tennis court offers water views of the bay.
MODERN RESIDENCE

This 10,000 SF+/- residence which sits on a dune in between the Atlantic Ocean and the bay, features large expansive water views with a very clean material palate that blends into the surrounding environment.
ENTRYWAY

The entry door frames the space giving a glimpse of the house and the water beyond curating the entire experience. The door is a custom pivot door in a stained rift white oak finish. The staircase serves as a design feature. The hidden structure of the stairs gives the illusion of floating boxes, accented with LED strip lighting. Glass with metal detailing and leather wrapped handrails complete the staircase.
THE FIRST LEVEL

The first level is approximately 5,350 SF+/- and contains three secondary bedrooms with private bathrooms, two of which contain walk-in closets. Also on the first level you will find an open plan kitchen with walk-in pantry, five interior living spaces including living room, dining room, sitting room, family room with bathroom and cabana with bathroom, entry powder room, boot room with built-in closets, and outdoor sitting and dining area with hardscape connected to pool.

The interior spaces of the house are filled with large expansive views through large glass openings, making both the ocean and bay, backdrops to the everyday activities of the home. The foyer which opens up into the main kitchen, dining and living areas all come together to create a large interior living space. The living room benefits from two large curtain walls of glass within a double height space above the living room, with a 4’-0” wide steel framed bridge that spans to the second floor master wing. The house was designed to be elevated so that there is direct ocean view from the main level.
THE KITCHEN

All the kitchen cabinetry is completely custom. Appliances and plumbing fixtures are Gaggenau and Sub-Zero. Finishes include high gloss lacquer, automotive finish (Mercedes champagne color), white glass counters and an Onyx backsplash. Many of the appliances are concealed. The kitchen also features a custom hood with no upper cabinets for a cleaner look. The second island has stools on both sides, which can be used as a breakfast table. There is a linear fireplace with a TV above and two custom built-in cabinets for display and storage. The cabinets can also serve as desks.
SITTING ROOM

The sitting room is open to the adjacent kitchen area offering a great place to watch TV or play games while meals are prepared. There is a linear fireplace with a TV above and two custom built-in cabinets for display and storage. The cabinets can also serve as desks.
LIVING ROOM

The living room is transparent so that you can experience the beach and the bay in one space. The walls are an extension of the exterior stone, bringing the outside in making everything cohesive. This is a double height space making it feel quite grand. The furniture layout allows you to enjoy all aspects of this room, the view, the fireplace and the adjacent rooms.
The family room provides the flexibility to serve as an extension of the living room, or a private intimate space when necessary. The family room also provides an entertainment space for the outside pool and BBQ area. This area is suitable for year round living and can also be used as a media room as it includes a large television and the custom cabinetry houses the AV racks for the house.
CABANA ROOM & BATH

Guest living space that can be completely separated from the rest of the house. The kitchen helps make this a fully functional guest house which could also be used as a secondary catering kitchen. There is a bath that can be used as a pool bath/changing room, as well as extra towel storage and a washer and dryer in the closet.
The first level contains three secondary bedrooms with private bathrooms, two of which contain walk-in closets.
The second level is approximately 4,250 SF+/- and contains a large master suite with bedroom, walk-in closet, master bath, sitting room, private terrace and private balcony. Also on this floor are five secondary bedrooms with private bathrooms, walk-in closets and balconies. Topping off this second floor is a child's playroom with sitting area, laundry room and two large roof decks.

The second level bar has seating that faces outward to maximize the view of the ocean. The bar is wrapped in stone and includes high-end plumbing fixtures and appliances. This space could also house a pool or game table.

The stairs showcase large scale windows creating a glass jewel box where you can see the bay as you go up and down. The custom hand rails are wrapped in leather and hand stitched on site. Rails are all frameless Starphire glass to keep the transparency and not block any views.
The upstairs bar has seating that faces outward to maximize the view of the ocean. The bar is wrapped in stone and includes high-end plumbing fixtures and appliances. This space could also house a pool/game table.
MEDIA/PLAYROOM

A large central space for the family to gather. Oversize pocket doors to make space private when needed. Custom high gloss cabinetry that houses a large television and AV equipment. This room can also be another entertainment space since it connects to the bar.
THE MASTER SUITE

The layout of the master suite was selected so that the bed faces the ocean. Clean architecture and soft colors were chosen to not distract from the view of the ocean. Storage has been integrated to minimize furniture and clutter. The master bath displays high-end finishes and includes marble, high gloss lacquer, and a custom vanity and medicine cabinet with integrated LED lighting. The oversized rain shower by Dornbracht is enclosed by glass and features heated floors as well as a sliding door to the exterior making it feel like an outdoor shower.
The master closet offers a custom high gloss lacquer cabinetry with integrated lighting. In the center of the room is an island with back lit countertop. The master sitting room is perfect as an adult getaway that is still easily accessible to the others rooms of the house. The ceiling height of this floor was maximized with cove which also adds ambient lighting. The furniture plan is centered around the fireplace but still has beautiful views of the bay and lawn. All rooms in the master suite beside the closet have direct access to the wrap around terrace facing the ocean.
The second level contains five secondary bedrooms with private bathrooms, walk-in closets, and balconies.
MULTIPLE TERRACES AND ROOFTOP DECKS ENSURE UNOBSERVED VIEWS FROM EVERY ROOM
This modern and luxurious residence of grand proportion was masterfully crafted by the most sought after professionals in their fields.
Mr. Disston, who joined the Austin Patterson Disston Architects partnership in 1994, manages the firm’s Hamptons’ office in Quogue, Long Island, as well as overseeing teams working on all project types in the Southport office, residential, clubs, hospitality and commercial. Mr. Disston received his Bachelor of Architecture from Syracuse University’s School of Architecture in 1982. He attended the Syracuse Program of Architecture in Florence and the Wave Hill Center for Environmental Studies in New York. He has served on the Advisory Board of Syracuse University’s School of Architecture and the Quogue Historical Society. He holds architectural registration licenses in New York and Connecticut and is a member of the American Institute of Architects, the Institute of Classical Architecture & Art and the USGBC.

Mr. Disston’s work has won numerous awards and has been widely published. House Beautiful, Hamptons Cottages & Gardens, LUXE Magazine, Traditional Home and Connecticut C & G are among the publications to feature his work. The AIA/CT, AIA/CT Alice Washburn, CTC & G and AtHome A-List have presented numerous awards.
PEMBROOKE & IVES

Andrew Sheinman and Pembrooke & Ives

Founded by Mr. Sheinman in 1986, Pembrooke & Ives continues to employ his approach to their work and has now designed an extensive number of projects across the globe, from luxurious urban residences in cosmopolitan cities such as New York, Miami and London to sophisticated and elegant retreats in the Greek Islands, Colorado, the Caribbean and the Hamptons. Furthermore, Pembrooke & Ives has also designed the innovative interiors of private yachts, jets and noted residential developments.

Pembrooke & Ives’ projects have been featured in numerous publications, among them Mountain Living, Home Entertainment and Hamptons Magazine. In addition to being named by Architectural Digest as one of the “Top 100” interior design firms in the United States, they were credited with having “an eye for subtlety and texture and a fresh approach to classicism that shape their elegant interiors.”

Committed to providing client service that is exceptionally attentive, Pembrooke & Ives strives to provide clear guidance and honest counsel to their clients empowering them to make informed choices and implement inventive, striking and practical solutions for their lifestyle needs. Employing a real and approachable manner, their collaborative team of designers and decorators develops an intimate working relationship with the client, architect, artists, craftsman and other vendors to ensure each project is completed with the utmost level of detail, creativity and integrity.
GEORGE VICKERS,
JR. ENTERPRISES
BUILDER

Founded in 1990, George Vickers, Jr. Enterprises is a recognized leader in the construction and renovation of luxury waterfront homes in the Hamptons.

As waterfront property specialists, George Vickers, Jr. Enterprises have an expertise in selecting the materials, architectural details and designs, along with the finishing touches to ensure that each home is not only beautiful, but constructed to withstand the challenges of time.

It is their stellar reputation for quality work and impeccable customer service that has helped them develop longstanding relationships with clients, architects, designers, real estate agents, and subcontractors alike, who constantly refer new projects.

Owner, George E. Vickers Jr., was born and raised in Westhampton Beach, earned his Civil Engineering degree from Virginia Tech, is actively involved in the local community, and has been a volunteer firefighter for over 30 years, serving as Chief and a member of the Executive Board of the Westhampton Beach Fire Department.

DAVID CHO
FENG SHUI EXPERT

World renowned Feng Shui expert David Cho infused the Chinese system for positioning a home and the objects within, in a way that agrees with energy of the interior living spaces assuring good fortune, health and happiness to this exceptional modern home and the people inhabiting it.
FIRST LEVEL

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  - Kids Playroom with Sitting Area and Access to Roof Deck
  - Laundry Room
  - 2 Large Roof Decks
LOWER LEVEL

- 3 Car Garage
- Ample Storage Space