

HEDGES

Sold

North Haven Waterfront Parcels Sell for Record \$25.5 Million

 By Taylor K. Vecsey

Posted on June 6, 2026



Two contiguous west-facing waterfront parcels at 8 and 10 On The Bluff have sold for \$25.5 million.

Courtesy of Douglas Elliman

A property on North Haven, boasting a rare opportunity to create a generational waterfront compound, has traded for \$25.5 million, marking the highest price ever paid for a vacant waterfront property On the Bluff.

Douglas Elliman's Stephen Kane, Martha Gundersen, and Paul Brennan represented the two contiguous west-facing parcels at 8 and 10 On The Bluff, spanning just under four acres. Cody Vichinsky of Bespoke Real Estate brought the buyer to the deal, which closed Friday.

“These are two premier lots at the end of a private cul-de-sac in North Haven, with the room to build multiple residences and create a true family compound,” says Kane. “The sunset views are among the finest on the East End. Opportunities like this almost never come to market.”



The vacant parcels offer a combined 320 feet of waterfrontage.

Courtesy of Douglas Elliman

“This was a truly rare opportunity to build across two contiguous waterfront parcels, with room for a main residence, guest house, pool and tennis court,” Gundersen adds. “While it achieved the highest price ever paid for a vacant waterfront property On the Bluff, we believe it represented tremendous value for the right buyer.”

Perched high above Noyac Bay on North Haven Point, the properties offer a combined 322 feet of direct waterfrontage, along with striking views from the dramatic coastal bluffs.



A rendering of a possibility for the site.

Courtesy of Douglas Elliman

Lot 8 features approximately 169 feet of waterfront frontage, while the adjacent property offers 153 feet. Together, the lots present an opportunity to create a sprawling, luxurious estate with a main house, guest accommodations, recreational amenities and extensive outdoor space.

One of the East End's most exceptional remaining development opportunities, the site offers tremendous potential. Several acclaimed architectural firms, including Hunt Architecture, Stelle Lomont Rouhani Architects and Barnes Coy Architects, have developed conceptual plans for the property.

The properties were last offered for a combined \$29.9 million. They were also available separately.