

JUNO

AVAILABLE SUMMER 2027 · IN DELIVERY · PERMITTING

84 Sunset Beach Road

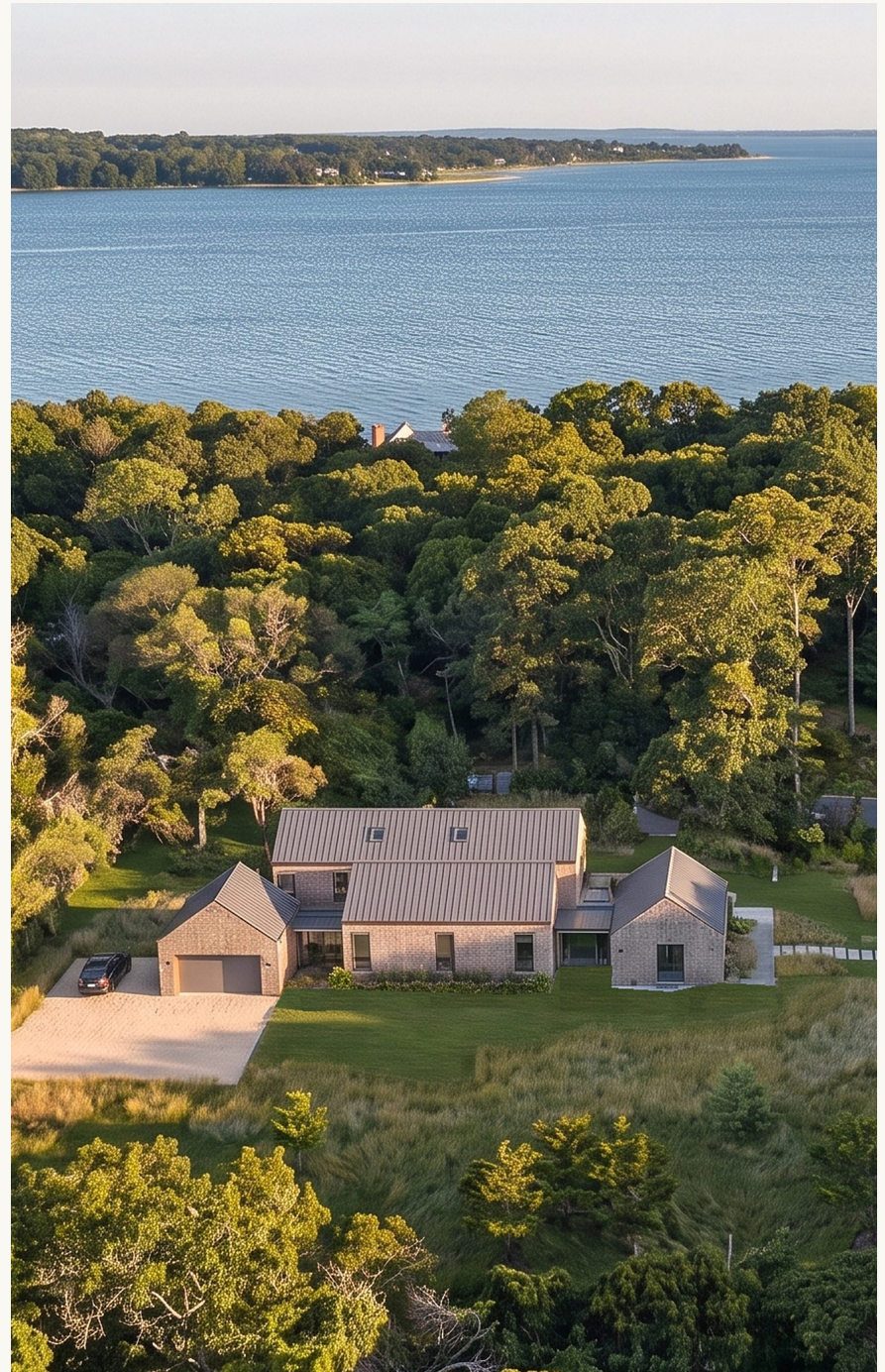
Sag Harbor, New York

THE LAND

Architecture is the theatre for life.

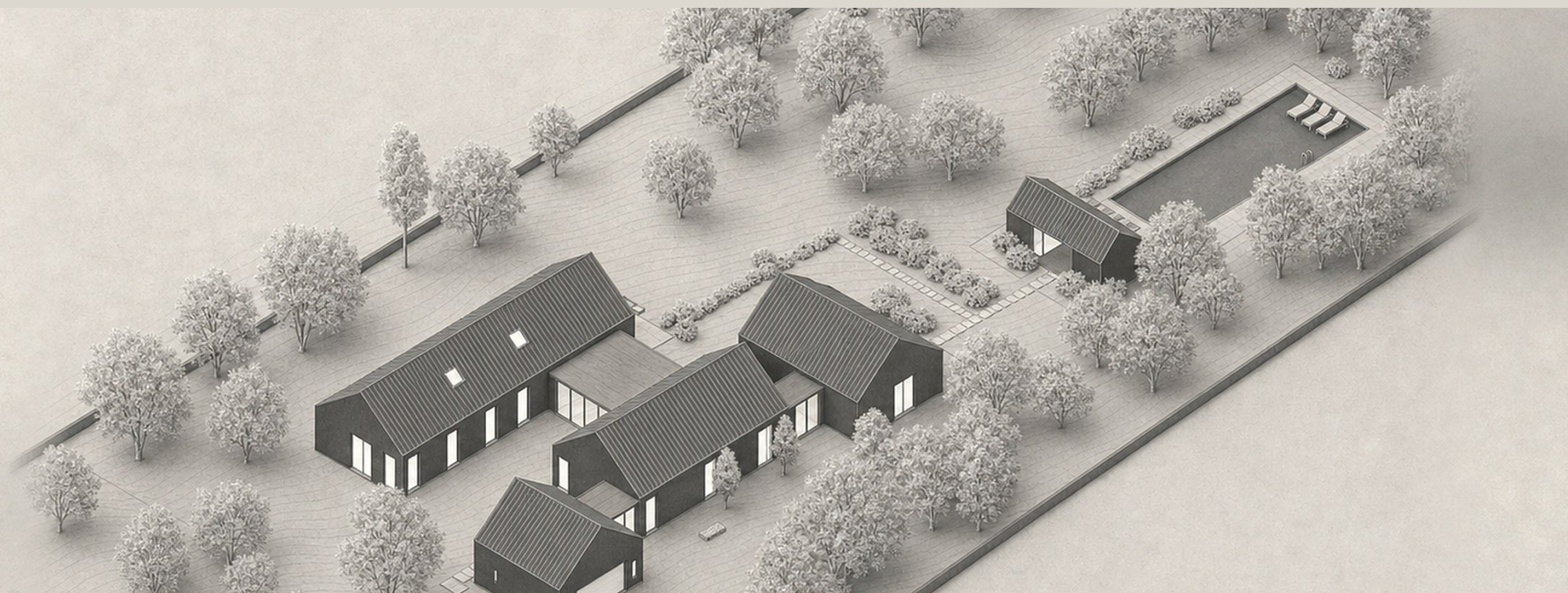
Sunset Beach Road asked for something quieter than a large single volume.

So the home became a collection of buildings, held gently in three acres of woodland.



Five buildings, and the courtyards between them.

Each building is sized to what happens inside it, and moving between them is part of living there. The gaps matter as much as the buildings: courtyards and planted thresholds hold the wind, frame the water light and give every room a private outlook.



01

Living and bedrooms

The living room and its hearth at one end, three bedrooms along a quiet hall at the other.

02

Kitchen and dining

One long room for cooking and eating, glazed on both sides, with the entry, study and pantry beside it.

03

The primary suite

Bedroom, dressing room and bath in a building of their own, reached by a glazed bridge.

04

The garage

Two cars beside the entry, under the same cedar and standing seam metal.

05

The pool house

A built-in sauna, cold plunge and shower beside the pool, a path of stepping stones from the terrace.



7:30 AM • PRIMARY SUITE

Every room given its own outlook.

84 SUNSET BEACH ROAD 04



1:30 PM · POOL HOUSE

The buildings gathered around garden and water.

84 SUNSET BEACH ROAD 05



5:00 PM · THE HALL

Light and landscape carried between the
buildings.

84 SUNSET BEACH ROAD 06



6:45 PM • KITCHEN AND DINING

One generous room for cooking and gathering.

84 SUNSET BEACH ROAD 07

THROUGH THE JUNO LENS

Every Juno home is designed and built by one team.

Because we design and build, we can hold the intent of the drawings all the way to the finished house. That care shows up quietly, in how a threshold meets the ground, how a room holds its light, how well the house will age.



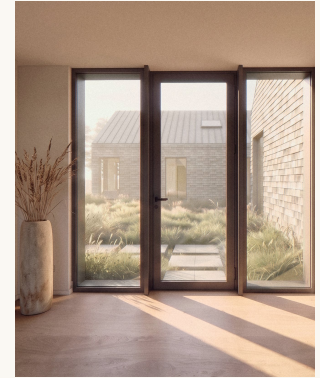
Life comes first

We begin with how a home will feel over many years.



One connected process

Considered together, from first sketch to final room.



Care endures

Made to stay relevant for generations.

An architecturally built, high-performance home.

Every detail of 84 Sunset Beach Road is resolved before it is built: the proportion of each room, where the light enters, the few materials and how they meet. That precision is what lets a house feel calm. It is made to last, and to be lived in for generations.

Spaces

A long room for the day, a bedroom wing, a primary suite that stands apart, and a pool house in the meadow.

Materials

Cedar shingles and standing seam metal outside. Oak, plaster and slate within. Few materials, each one done well.

Services

Heating, cooling and ventilation drawn into the plan from the first sketch, with nothing piercing the airtight layer.

Performance

Walls, roof and windows that hold the temperature in every season.



Designed for Sag Harbor weather. Proven in a laboratory.

Each figure is set against the building code or a typical wall.

0.171 $\text{W/m}^2\text{K}$

Exterior wall U-value, R-33

—
This wall 0.171

—
Code-minimum wall 0.34

R-61

Roof insulation value

—
This roof R-61

—
Code minimum R-49

0.80 $\text{W/m}^2\text{K}$

Window U-value, average

—
These windows 0.80

—
Code-minimum window 1.70

90 min

Wall fire resistance, tested to EN 1365-1

—
This wall 90 minutes

—
A one-hour wall 60 minutes

STC 54

Sound rating of the exterior walls

—
This wall STC 54

—
Typical framed wall STC 40

127 mph

Wind design speed, ASCE 7-16

—
Design speed 127 mph

—
Category 3 hurricane from 111 mph

Wall weight 60 kg/m^2 . ICC-ES evaluation ESR-5457.



THE PLAN

Kitchen and dining sit at the center, glazed on both sides. The living room and three bedrooms line the west, and the primary suite stands apart across a glazed bridge.

- 01 Garage
- 02 Entry
- 03 Courtyard
- 04 Kitchen
- 05 Dining
- 06 The hearth
- 07 Living
- 08 Bedroom wing
- 09 Terrace
- 10 Glazed bridge
- 11 Primary suite
- 12 To the pool house



Below the main house: two more bedrooms, a family room, a gym, a bath and the laundry.

DETAILS

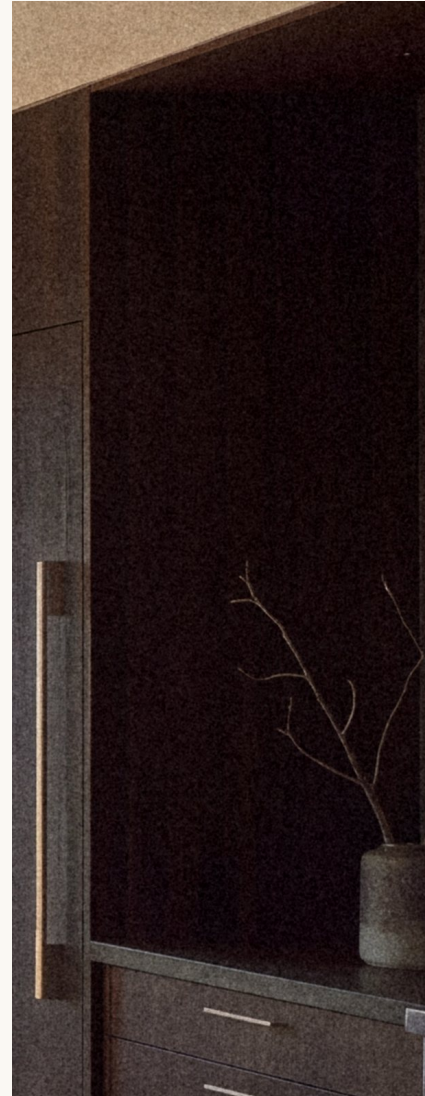
Cedar, oak, plaster and slate, carried through all five buildings.



Rush seats at the island.
84 SUNSET BEACH ROAD 12



The island counter, dark and matte.



Dark timber cabinetry, with a niche for the everyday.



Cedar shingles, carried inside at the threshold.

AVAILABLE SUMMER 2027 · IN DELIVERY · PERMITTING

84 Sunset Beach Road, Sag Harbor

MAIN HOME

7,300 sq ft over two levels

BEDROOMS

6, across five buildings

POOL

16 by 45 ft, heated, with
spa

ANTICIPATED COMPLETION

Summer 2027

LAND

3.1 acres of woodland

BATHROOMS

7 full, 2 half

STAGE

In permitting,
construction begins
autumn 2026

GUIDE PRICE

Guide price on
request



How buying off plan works with Juno.

84 Sunset Beach Road is available during design and construction. These are the five steps from a first conversation to the day you move in.

01

Register interest

Tell us which home holds your attention. We share the current drawings, the specification and the schedule, and keep you posted as the design settles.

02

Visit and review

We walk the land with you, or a finished Juno home nearby, and go through the plans together so you understand the rooms, the light and the materials.

03

Reserve

A reservation holds the home while contracts are prepared with your attorney. Where the schedule allows, you can shape finishes and layout with our designers.

04

Follow the build

You receive progress updates through construction, with photography and site visits at the right moments, so the home arrives familiar.

05

Move in

We complete, commission and hand over the home with a walkthrough and a manual, then stay available through the first year of living in it.





JUNO

The complete scheme held
between woodland and water.

Available off plan during design and construction,
with completion anticipated in the summer of 2027.

CONSIDERING 84 SUNSET BEACH ROAD?

212 516 3729

A design driven home builder.

JUNO

Juno Homes

331 Greenwich Street, Floor 2, New York, New York
10013

juno.homes

Every image of 84 Sunset Beach Road is a rendering: the home is in permitting and details may change. Plans indicative. Facts as published on juno.homes.