

JUNO



AVAILABLE SPRING 2028 · IN DELIVERY · PRE-PERMITTING

540 Hands Creek

East Hampton, New York

THE LAND

What we care about most is creating places people never want to leave.

Before drawing anything we spent time on the site with the sun:
where it arrives in winter, where the trees shade in August.

A low, calm structure held to the horizon.



A glasshouse held to a disciplined grid.

Hands Creek is a glasshouse in the honest sense: a clear structural rhythm, generous glazing, and a plan that puts the landscape on both sides of every room. The whole house is set out on a four-foot panel grid. That discipline never shows off; it appears as calm proportion, and as walls that land where they should.



01

The long house

Kitchen, dining and living at the center and bedrooms at either end, 154 feet under one roof.

02

The garage

Two cars at the west end, set apart from the house across the entry path.

03

The pool

16 by 40 feet, heated, with a spa, reached by stepping stones from the terrace.

04

The pool house

Storage, pool equipment and an outdoor shower at the far end of the water.



1:00 PM · DINING

The four-foot grid read across the glazing.



4:30 PM · ENTRY COURT

The structural rhythm carried through every threshold.

540 HANDS CREEK 05



6:15 PM · LIVING

Landscape on both sides of every room.

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. The plan follows what we learned on the site with the sun, rather than a preferred image.



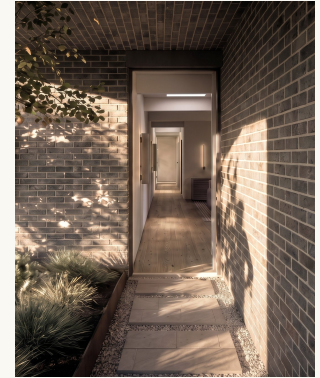
Life comes first

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 540 Hands Creek 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

One long room for kitchen, dining and living at the center, bedrooms at either end, and a full lower level beneath.

Materials

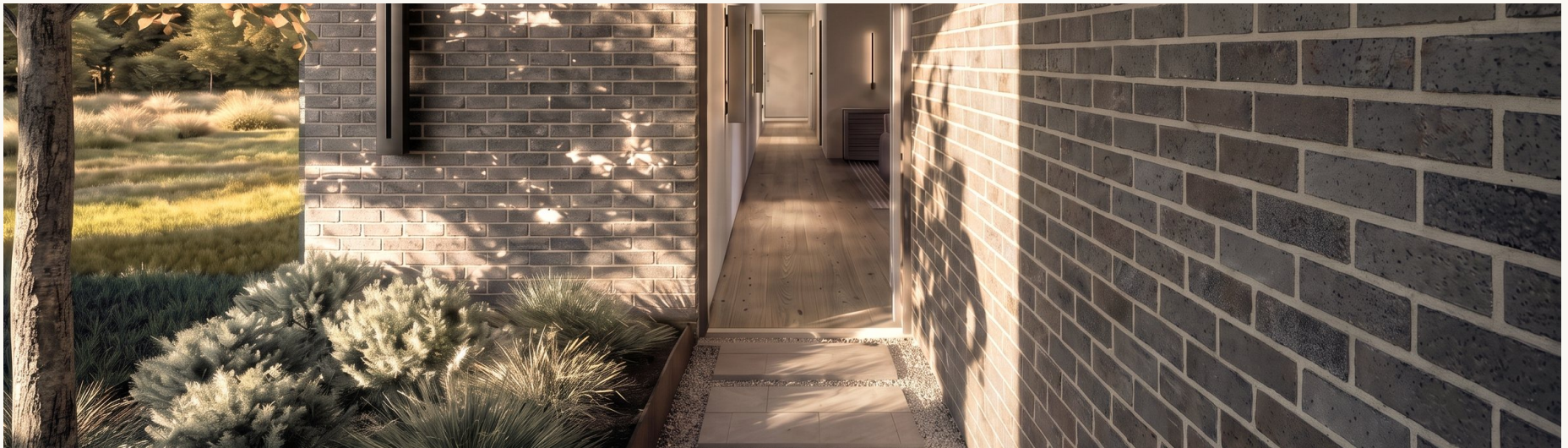
Long grey brick, timber posts and beams, plaster and glass. Few materials, each one done well.

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 East Hampton 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

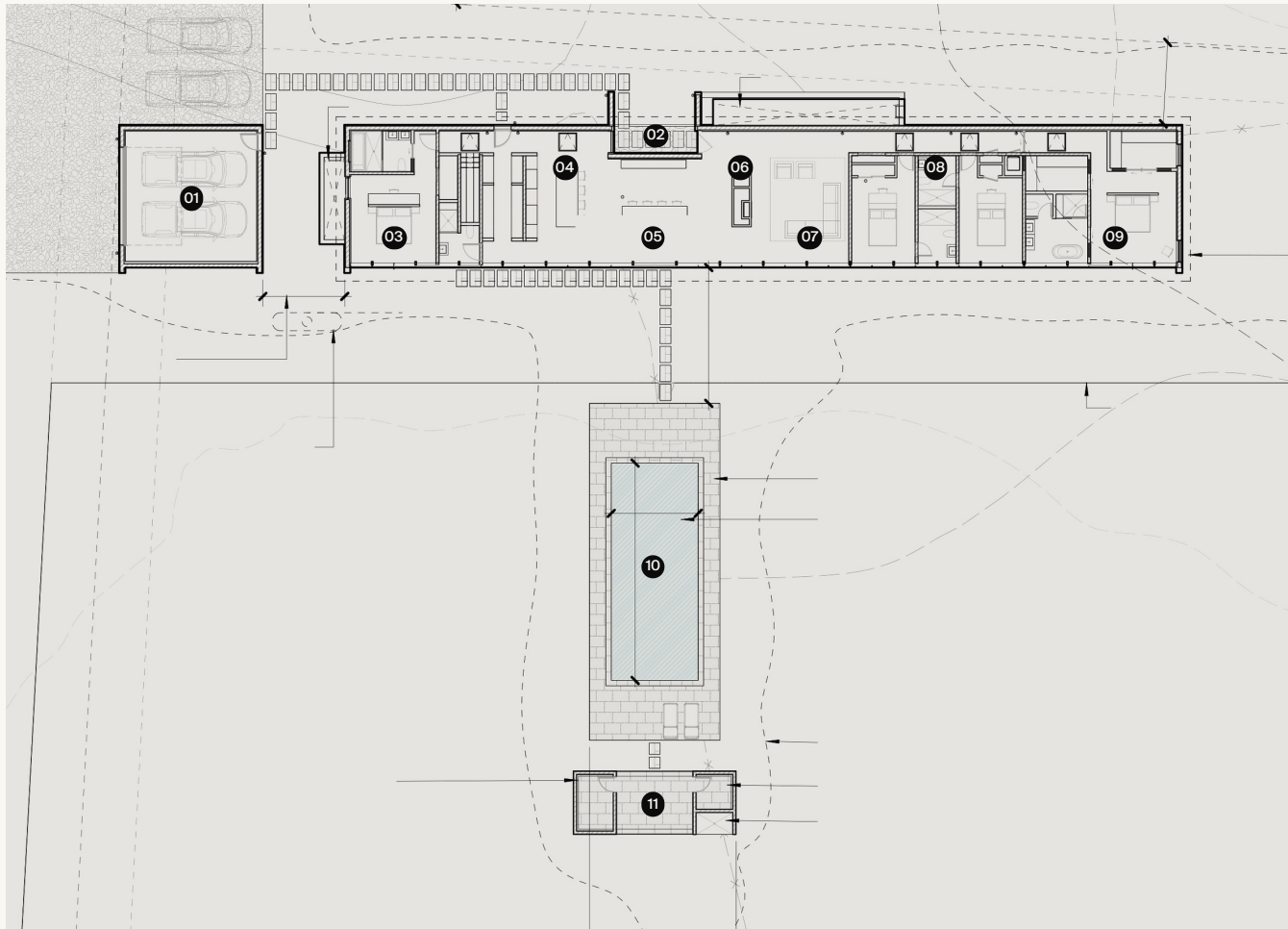
127 mph

Wind design speed, ASCE 7-16

—
Design speed 127 mph

—
Category 3 hurricane from 111 mph

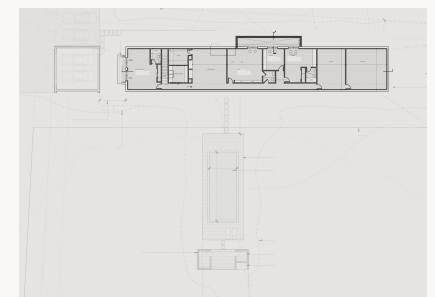
Wall weight 60 kg/m^2 . ICC-ES evaluation ESR-5457.



THE PLAN

One house, 154 feet long. Kitchen, dining and living sit at the center, bedrooms at either end, and every room has the landscape on both sides.

- 01 Garage
- 02 Entry court
- 03 Junior primary
- 04 Kitchen
- 05 Dining
- 06 The hearth
- 07 Living
- 08 Guest bedrooms
- 09 Primary suite
- 10 Pool
- 11 Pool house



Below the main house: a family room, a cinema, a gym, a study, a bunk room and a bedroom.

DETAILS

Brick, timber, plaster and glass, held to one rhythm.



The hearth, set in plaster.
540 HANDS CREEK 11



Timber, linen and a woven floor.



The table, facing the garden.



Long grey brick, laid in an even bond.

AVAILABLE SPRING 2028 · IN DELIVERY · PRE-PERMITTING

540 Hands Creek, East Hampton

MAIN HOME

8,040 sq ft over two
levels

BEDROOMS

6

POOL

16 by 40 ft, heated, with
spa

ANTICIPATED COMPLETION

Spring 2028

LAND

2 acres

BATHROOMS

7 full, 2 half

STAGE

Pre-permitting,
construction begins
spring 2027

GUIDE PRICE

Guide price on
request



How buying off plan works with Juno.

540 Hands Creek is available off plan from the design stage. 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

House, garden and water composed as one place.
Available off plan from the design stage, with
completion anticipated in the spring of 2028.

CONSIDERING 540 HANDS CREEK?

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 540 Hands Creek is a rendering: the home is in design and details may change. Plans indicative. Facts as published on juno.homes.