



BULLISH ON EAST HAMPTON

East Hampton. Dramatic spaces and masterful detail highlight this new traditional poised on 2.6 private Bull Path acres close to village shopping and ocean beaches. A paneled entry on the first floor leads to a double height, coffered ceiling great room, den, gourmet kitchen with adjoining family room, formal dining room with butler's pantry, spacious master suite and an ingenious "pool house within the house" that completes the first floor. Upstairs is an additional master that shares the second floor with four additional bedrooms. Above the attached two-car garage is another private suite perfect for staff needs. The basement, with ten-foot ceilings, is prepped for finishing. Outside slate patios and stacked stone walls surround the heated gunite pool framed itself by generous lawn.

Co-Exclusive \$3.995M F# 81617 / WEB# 46716

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SUPREMELY SAGAPONACK

Sagaponack. Another wonderful creation is nearly complete under the watchful eye of Simon & Simon Properties on 1.5 bucolic acres midway between Hedges and Daniels Lane overlooking vacant farm fields to the Atlantic beyond. Ready for February 2007, this 8,000 sq. ft. shingled residence will offer 7 bedrooms, including masters up and down, both with fireplaces and 3 additional ensuite guest bedrooms. The majestic foyer opens to a grand great room with fireplace, a paneled library, formal dining room with wine closet and gourmet kitchen with butlers pantry and nearby staff quarters. An expansive lower level with fireplace includes staff suite, media room and recreation rooms. An elevator services all 3-levels of living space. Unfinished space above the 2-car garage could be perfect for the gym or additional bedrooms. Outside, find pool house, 25X50 Gunite pool and spa, generous lawn and perhaps a future golf hole.

Exclusive \$8.95M F# 64093 / WEB# 38973

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SAGG MAIN

Sagaponack. Compound potential and investment possibilities abound in this significant house, land and reserve offering just north of the Sagg Store with incredible western sunset views over acres of farmland. An authentic 3 story farmhouse on 1.6 acres has been variously added to and renovated since the 18th century with the last addition having been completed 5 years ago to now include 9 bedrooms (2 with fireplaces), 6 baths, large country eat-in-kitchen with fireplace dining room with sitting room and fireplace, living room, family room and staff wing. An adjacent 2.5 acre building parcel with ample room for house, pool, pool house and court borders its own separate 15 acre reserve stretching nearly to Sagg Pond to the west with town approved 1.5 acres that could be dedicated to stables or other horse and agricultural related buildings. Purchase the entire compound or the house by itself.

Co-Exclusive, Price Upon Request F# 79727 / WEB# 48893

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ABOVE IT ALL

East Hampton. All of East Hampton will be at your feet from this Aspen-inspired 6 bedroom residence with views from ocean to bay. A heated driveway melts your cares away as you drive up to this magnificent sprawling stone and cedar structure that reigns over its own 2.5 very private acres. The stone entry with fireplace starts you on a journey through 6,000 sq. ft. of jaw dropping details and radiantly heated floors embraced by an additional 4,000 sq. ft. of covered porches and open terracing. The lodge-like great room with state of the art kitchen will be the focal point for your entertaining made even easier by a 2 bedroom guest wing with its own living room and 3 additional bedroom suites. The master suite has its own terrace that overlooks the heated Gunite pool with spa and pool house. With tennis permits in place why would you ever need to leave?

Co-Exclusive \$4.75M F# 79690 / WEB# 43447

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