



FARRELL BUILDING COMPANY SAGAPONACK OCEAN ACCESS

Sagaponack. Sited on a beautiful 2.2 acre lot with deeded ocean access, this 11,000 sq. ft. residence, will offer a impressive double height paneled entry, great room, family room, paneled library and formal dining room, all warmed by their own fireplaces. An expansive professionally equipped kitchen with butlers pantry and nearby staff quarters. The master wing with fireplace, sitting room, sun room and a pair of private balconies; reigns over 9 additional bedrooms including a first floor guest suite. The fully outfitted basement includes tiered theatre, spa room, gym, wine cellar, staff quarters and media room with its own fireplace. An elevator services all three levels. Outside the 1,500 sq. ft. guest house overlooks the Gunite pool, spa, and Har-Tru court are awash with ocean breezes.

Co-Exclusive \$19.95M F# 96695 / WEB# 53413
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FARRELL BUILDING COMPANY SAGAPONACK ESTATE

Sagaponack. Parsonage lane is the site for this spectacular 8,000+ sq. ft. custom home on 1.7 acre private flag lot bordering 20 acres of reserve with panoramic farm field views. Featuring 7 bedrooms, 9 bathrooms, 4 fireplaces, gourmet kitchen, formal dining room, wood paneled library, great room and living room. Finished basement adds another 3,800 sq. ft. of finished living space and includes gym with steam and sauna, wine cellar, media room with fireplace and staff suite. An elevator services all three levels. Complete with sunken tennis court, heated gunite pool and spa and professional landscaping.

Co-Exclusive \$12.5M F# 80259 / WEB# 54454
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PONDVIEW LANE

East Hampton. Location, style, attention to detail and masterful construction find harmony within this new traditional poised on an acre in the center of everything south of the highway in East Hampton Village. The double height great room sets the dramatic tone continued throughout this 5,000 sq ft residence including the incredible kitchen with adjacent family room, formal dining room, 1st floor master with adjoining den/sitting room and a breezeway leading to the 3 car garage. Upstairs the master bedroom with fireplace reigns over 3 additional ensuite bedrooms. Each bath is unique and exquisite. The 3,000 sq foot finished basement offers staff quarters, screening room, gym, sauna and steam rooms, recreation room and a sensational wine grotto that will house your prized collection. Outside the sprawling freeform heated Gunite Pool enjoys a fully equipped pool house surrounded by extensive stone work, lawn and specimen plantings ensuring the ultimate in privacy.

Co-Exclusive \$9.995M F# 47303 / **WEB# 47769**

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COURTSIDE IN GEORGICA

East Hampton. Located south of highway in East Hampton, this spectacular 5,500 sq. ft. Haddonfield built home offers generous common areas which include living room and den both with fireplaces, upstairs sitting room and inviting screened porch. A superb bedroom layout includes master and junior master, both with fireplaces, 2 additional suites and a separate apartment over the garage. The finished basement has staff quarters, playroom, media room and office. Gorgeous grounds with heated gunite pool, pool house and tennis court complete this offering with great rental history.

Co-Exclusive \$5.75M F# 57259 / **WEB# 54517**

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WAINSCOTT HOLLOW

Wainscott. A beautiful half acre lot overlooking farm fields has just come to market in Wainscott South close to Beach Lane and pristine ocean beaches. This gorgeous parcel has plans for a 5500 sq foot traditional designed by McDonough and Conroy. Inquire about a building package or design your own Hampton dream.

Exclusive \$3.35M F# 97258 / **WEB# 54420**

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APAQUOGUE ROAD

East Hampton. Further, Lily Pond, Lee Apaquogue. Among a handful of streets that are home to some of the Hampton's most exclusive properties, Apaquogue Road has a new offering to join the East End elite. Masterfully built, graciously detailed and exquisitely furnished, a 7,000 sq. ft, 6 bedroom traditional sprawls across 1.15 very private acres. The paneled entry opens to the living room, gourmet eat-in-kitchen, formal dining room and library with coffered ceilings. A sunroom connects to the guest wing with superb 1st floor master with fireplace while just above, serviced by its own staircase are two additional guest suites with their own private balcony. A pair of curving staircases leads to the family wing that has master with fireplace and 2 additional en suite bedrooms. The mature and colorfully landscaped grounds frame the 44' heated gunite pool with pool house. A three car garage and spectacular landscaping complete this perfect setting.

Co-Exclusive, Price Upon Request
F# 79568 / **WEB# 46907**

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FARRELL BUILDING COMPANY WATER MILL NORTH ESTATE

Water Mill. A 20' tall paneled foyer begins a journey through this 6,700 sq. ft., 7 bedroom, 10 bath residence on 5 private acres, which includes an elegant great room, formal dining room, large eat in kitchen with fireplace, den, master suite with fireplace, and 5 guest suites. A 3,000 sq. ft. finished basement waits below, complete with home theater, game room with fireplace, gym, wine cellar, sauna and staff suite. Outside, a half a million dollars of lawn and landscaping surround the 50' heated Gunite pool with spa, pool house, tennis court and golf-hole, all secure behind a gated entry.

Exclusive \$6.495M F# 65465 / WEB# 35405

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GEORGICA ESTATE BY FARRELL BUILDING COMPANY

East Hampton. A classic 7,000 sq. ft. estate with 7 bedrooms, 7 baths, great room, formal dining room, gourmet kitchen, butler's pantry, breakfast room, wood paneled library, gym, maid's room, 4 fireplaces, 2 powder rooms, conservatory and elevator. Finished basement provides additional 3,700 sq. ft. with entertaining room, media room, gym with sauna, steam room, wine cellar and 2 bathrooms. Master bedroom with sitting room and 2 private terraces. Amenities include gated entry, sunken brick Hard-Tru tennis court, heated Gunite pool & spa, poolhouse. Completion Winter 2007-2008.

Exclusive \$12.5M F# 96351 / WEB# 52844

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RESERVE YOUR SUNSETS TODAY

Bridgewater. Rolling hills, sunsets and protected farmland views will greet you each day when you decide on this stately 8,000 sq. ft. house now starting construction on 2 bucolic acres in Scuttlebut Farms. Bordering a 20 acre reserve in what will soon become an exclusive enclave, a 8 bedroom traditional, with Brazilian cherry floors throughout, offers the amenities, custom finishes and quality that is the hallmark of the M & M Custom Home team. A dramatic paneled entry will lead to great room, formal dining room, custom built kitchen, den, family room and staff bedroom adjacent to the 3 car heated and tiled garage. Upstairs, the master wing shares the 2nd floor with 4 additional bedroom suites. A finished basement offers 2 staff bedrooms, wine cellar and media room. Outside, the heated Gunite pool and spa, pool house and tennis court are framed by the verdant lawn and creative landscape package.

Exclusive \$5.25M F#79331 / WEB# 42989

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MECOX ESTATE BY FARRELL BUILDING COMPANY

Water Mill. Bay breezes caress this new construction deep in Water Mill South. Sited on a gorgeous 1.5 acres, a 7,100 sq. ft., 9 bedroom residence has a newly fashioned floor plan and interiors by Greg MacKenzie with great room, living room, library and screened porch, all warmed by fireplaces. Custom kitchen, formal dining room, jr master and staff suite completes the 1st floor. Upstairs the master with fireplace is joined by 4 additional bedrooms. A finished basement includes staff quarters, media room and more. Outside the generous patios frame a heated Gunite pool, spa and pool house with permits for tennis in place.

Exclusive \$11.95M F# 95982 / WEB# 52422

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SPECTACULAR COBB ROAD COMPOUND BY SIMON & SIMON

Water Mill. Masterful construction, generous room sizes and consummate finishes combine within this new 8,500 sq. ft. 7 bedroom, 10 bath residence that anchors a gated 2 acre compound behind stone walls deep within Water Mill South's estate section. Stone patios fan out to join the 50 ft. Gunite pool, spa, pool house, and sunken court. A 2 bedroom, 3 bath guest house with finished basement offers its own Jacuzzi with nearby putting green.

Exclusive Price Upon Request F# 64094 / WEB# 34350

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MEADOW LANE BAYFRONT BY SIMON & SIMON

Southampton Village. A 3,000 sq. ft. jewel resides on bucolic Shinnecock Bay. A totally reworked beach house offers the consummate, relaxed Hampton bay front experience often sought but seldom realized, including water view living rooms on both levels, upstairs master with its own water view balcony, 3 additional bedrooms plus staff quarters. Amenities include marble countertops, a stainless steel kitchen, intricate moldings and vaulted ceilings framing walls of windows seemingly inviting the views inside. Expanses of mahogany decking afford ample room to watch ships set sail.

Exclusive \$5.495M F# 72308 / WEB# 34017

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