



BRIDGEHAMPTON SOUTH OPPORTUNITY

Bridgehampton. Prestigious Silver Lane is the site of this 3 bedroom, 2 bath country home awaiting the next owner to take it to the next level or replace it with something truly grand. Mature trees frame a golden acre that has room for a substantial house, pool and pool house only minutes to both village shopping and ocean beaches. Inquire about a custom building package on this site as well.

Exclusive \$4.75M F# 95877 / WEB# 52423

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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 7100 sq foot 9 bedroom residence has a newly fashioned floor plan 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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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, 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 borders the 15 acre reserve. Purchase the entire compound or the house by itself.

Co-Exclusive, Price Upon Request
F# 79727 / WEB# 48893
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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 offers its own Jacuzzi with nearby putting green.

Exclusive \$19.995M F# 64094 / WEB# 34350
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MORGAN HILL WAY BY FARRELL BUILDING COMPANY

Bridgehampton. Farrell Building Co. is about to start construction on a 8,000 sq. ft. Gambrel on a breathtaking 1.5 acres looking across acres of Bridgehampton South farm fields. This 7 bedroom residence will include dramatic great room, paneled library, family room and formal dining room all warmed by fireplaces. A custom Peacock kitchen with butlers pantry will make entertaining effortless. The master suite with private balcony and fireplaced sitting room will share the 2nd floor with 4 additional bedrooms. A finished basement includes an additional fireplace, staff rooms as well as wine, sauna and steam rooms. An elevator services all 3 levels. Outside the expansive cabana overlooks the pool with spa, sunken court and spacious lawn.

Exclusive \$13.5M F# 94859 / WEB# 50814
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OX PASTURE ESTATE BY FARRELL BUILDING COMPANY

Southampton. Grandeur and majesty return to Southampton's estate area with the construction of a 12,300 sq. ft., 10 bedroom estate on nearly three acres of what once was part of the Lloyd Smith estate. Mature trees and landscaping will frame this sensational new residence that will include grand entertaining spaces along with masterful construction and details. A dramatic arrival courtyard will usher you and guests into a paneled foyer that will lead to a great room, library, media room, gourmet kitchen with the butlers pantry leading to formal dining room. Upstairs the master wing will share the second floor with 5 additional guest bedrooms with baths all ensuite. The west wing carved from the original caretakers cottage will house additional bedrooms and common rooms for guests or staff needs. The finished English walk-out basement with stone courtyard will offer additional staff bedrooms, steam and sauna rooms, gym, wine cellar and recreation room. An elevator services all three floors of living space. Outside multiple porches, including a fireplace, will overlook the verdant landscaping surrounding the 50' Gunite pool, spa, pool house and Har-Tru court.

Co-Exclusive \$20.45M F# 77040 / WEB# 46754
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BRIDGEHAMPTON RETREAT

Bridgehampton. A large grassy one acre lot just north of the village is the site for this newly completed 5,500 sq foot residence awaiting the next lucky family to enjoy. A fully paneled double height entry welcomes all over dark richly stained floors that leads to a coffered ceiling living room with fireplace, den and formal dining room. The country kitchen/family room with coffered ceiling is replete with handmade cabinetry, all Viking appliances, marble countertops and an enormous walk in pantry. Upstairs the master with fireplace, large walk in closet and custom bath shares the floor with 4 additional bedrooms with its own back staircase to the kitchen. The basement with 10' ceilings and a walkout is ready to be finished while a computerized 8 zone HVAC system is state of the art. Outside the 20 x 40 heated Gunite pool with ample room for pool house is framed by extensive lawn.

Exclusive \$3.495M F# 93717 / **WEB# 48963**

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MAIDSTONE AREA ESTATE

East Hampton. A privileged setting off Egypt Lane is home to builders own manse designed in 1998 by John Laffey. Sprawling across nearly 3 acres of manicured privacy, a 10,000 sq. ft. 6 bedroom traditional awaits with views to the historic Maidstone beyond. The journey begins with a paneled double height entry that leads under thickened, curved archways to coffered ceiling living room, formal dining room, cozy den, expansive kitchen with adjacent family room and staff quarters leading to the 3 car garage. Upstairs the master wing with his/her baths and gym shares the second floor with 4 additional bedroom suites, media room and an expansive billiard room over the garage perfect for additional bedrooms if needed. Outside the resort like property hosts heated Gunite pool, pool house, tennis and a newly finished carriage house with finished space above. All this within walking distance to village shopping and ocean beaches.

Exclusive, Price upon request F# 48830 / **WEB# 47839**

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MAIDSTONE AREA PARCELS

East Hampton. Ranging in size from 1.5 acres to 2.3 acres, five estate-like parcels, in an exclusive enclave walking distance to both village shopping and ocean beaches, await the lucky buyer who gets to choose but one. Each lot can accommodate a major house, pool, pool house and tennis court. Some future houses may have second floor Maidstone views. But hurry, when the first one sells the rest will disappear. Maybe not quite like Brigadoon...but close.

Exclusive, Price Upon Request F#80079 / **WEB# 04583**

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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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GINGERBREAD LANE TOWNHOUSE

East Hampton. Easy living, convenience to shopping and proximity to ocean beaches will all be yours when you purchase this newly reduced town house in East Hampton Village. Perfectly positioned to enjoy the views and privacy that this 8 acre compound enjoys, the three bedroom, 3 bath, fully air conditioned unit, including an open 1st floor plan with fireplace additionally offers large grassy areas, heated pool and community tennis. Rarely available in this highly coveted compound, this perfect weekend getaway is a must see...now.

Exclusive \$795K F# 72106 / WEB# 50816

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GEORGICA MANOR HOUSE

East Hampton. This stately 6 bedroom English Country residence on 3 acres of manicured grounds in Georgica has just come to market in time for your summer pleasure. Custom built and beautifully detailed, a two-story entrance opens to a magnificent beamed great room, eat-in country kitchen with adjacent fireplaced family room, formal dining room and generous master suites on both floors. A two bedroom guest wing assures privacy. A three car garage is an added bonus. The screened-in porch overlooks the inviting pool area and undulating grounds festooned with colorful landscaping.

Co-Exclusive \$6.25M F# 47303 / WEB# 47769

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