



**BAYWATCH**

**Sag Harbor.** A gated entry opens to this significant waterfront compound, now available for the next owner to ponder all the possibilities. A perfectly poised and maintained 5 bedroom post modern on its own 1.5 acres includes expansive views over pool, spa and pool house to the open harbor beyond. Spanning 4 levels, a third floor aerie is complemented by a finished basement replete with state of the art screening room and billiard area. Landscaped into it lies a contiguous 2.3 acre waterfront parcel perfect for a major house or tennis court. A total of 263' on Great Pond Creek with expansive lawn right to the dock has privacy ensured with mature perimeter landscaping. All this in walking distance to Sag Harbor Village.

Co-Exclusive \$9.995M F# 46900 / WEB# 11323  
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**GONE WITH THE WIND...**

**Water Mill.** ...will be the opportunity to own this plantation inspired estate if you wait much longer. A sensational location, copious amenities and gracious styling combine within a 5,500 sq ft 6 bedroom residence a short walk to Mecox Bay. Western views over a contiguous 34 acre reserve will greet the next owner and lucky guests each and every day from an elegant living room with limestone floors and marble fireplace, formal dining room and a fully equipped kitchen flanked by fireplaced family room and butlers pantry. An intimate library, powder room, pool bath, maids quarters and oversized 2 car garage complete the main level. Upstairs, the master with fireplace, sitting room and walk in closets is joined by four generously sized bedroom suites. Outside, the 2.3 acre property is graced by heated Gunite pool and sunken all weather court framed by spacious lawn and spectacular plantings. And frankly my dear...it comes furnished.

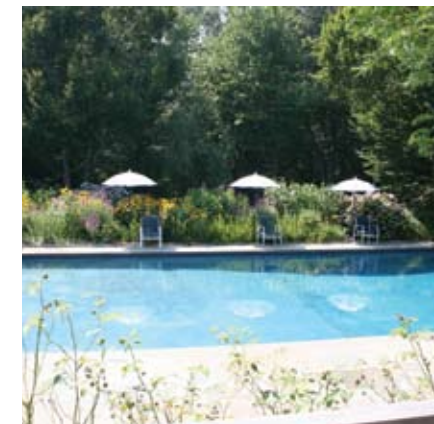
Exclusive \$5.995M F# 16804 / WEB# 48254  
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**GATEWAY TO GEORGICA**

**East Hampton.** A classic carriage house design by Plum Builders is awaiting its first owner to enjoy this summer and countless others in prestigious East Hampton South. A paneled entry starts a journey through 6,000 sq ft. of superb finishes and masterful construction. The unique kitchen with fireplaced family room and beamed ceiling anchors a residence that also includes living room with fireplace, dining room, butlers pantry and 5 bedrooms, including first floor guest suite. The finished basement adds over 2,000 sq. ft. of additional living space including home theatre, wine cellar, recreational rooms and full bath. A screened-in dining pavilion with indoor/outdoor fireplaces overlooks a manicured acre graced by heated Gunite pool, spa, pool house and generous patios.

Exclusive \$5.95M F# 94609 / WEB# 50342  
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**BELL ESTATE COMPOUND**

**Amagansett.** Poised on 4.2 park-like acres at the end of a long gated drive, this 7 bedroom estate features a 50' heated Gunite pool, pool house, har-tru tennis court, and carriage house with finished space above. Endless walking paths meander through arboretum-like grounds, with a clearing allowance commensurate with a property 4 times the size, that include fountains, streams, ponds and a gazebo. All this within close proximity to ocean and bay beaches. Visit [www.51timbertrail.com](http://www.51timbertrail.com) for extensive pictures and specs.

Exclusive \$4.5M F# 71214 / WEB# 51078  
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**RESERVE YOUR SUNSETS TODAY**

**Bridgehampton.** This stately 8,000 sq. ft. house on 2 bucolic acres borders a 20 acre reserve in Scuttlebut Farms. An 8 bedroom traditional offers a dramatic paneled entry leading to great room, 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 while a finished basement adds 3,000 sq. ft. including bedrooms and recreational areas. Outside, the heated Gunite pool and spa, pool house and tennis court are framed by the verdant lawn and creative landscaping.

Exclusive \$5.25M F#79331 / **WEB# 42989**  
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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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**BUILDING PARCELS WITH RESERVE AND COMMUNITY TENNIS**

**Sagaponack.** Two desirable 1 acre building parcels are now available to build your Hampton retreat in red hot Sagaponack south. Both lots border a reserve and have community tennis rights. Ample room for a significant house, pool and pool house.

#30 Exclusive \$3.995M F# 57452 / **WEB# 05079**  
#34 Exclusive \$4.2M F# 92634 / **WEB# 05078**  
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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 \$12.95M F# 94859 / **WEB# 50814**  
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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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**SUBDIVIDABLE SOUTHAMPTON BUILDING PARCEL**

**Southampton.** A perfectly positioned 4 1/2 acre building parcel with subdivision potential is perfectly poised between village and bay. With applications in progress, two houses might be possible in this desirable location. When approved, build on both, keep one sell the other, the choice is yours. Decisions, decisions.

Co-Exclusive \$775K F# 61975 / **WEB# 04884**

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**SAG HARBOR WATERFRONT COMMUNITY**

**Sag Harbor.** With deeded private beach access and mooring rights, a new 4 bedroom, 4.5 bath, 3,700 sq. ft. traditional begins construction offering double-height ceilings, exquisite hardwood floors and extensive molding detail throughout, eat-in country kitchen, luxurious master suite with fireplace, sitting area, study and private terrace. A series of French doors open to an outdoor sanctuary surrounding the 40' heated gunite pool and pool house, just steps from a private beach.

Co-Exclusive \$2.2M F# 94076 / **WEB# 49488**

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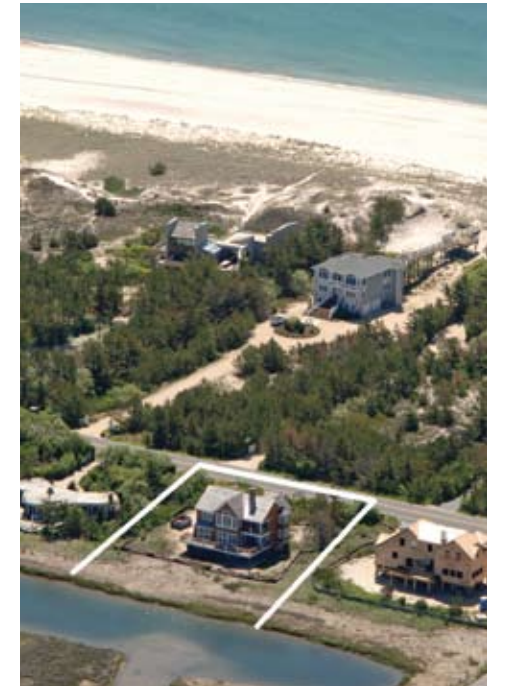


**THE PRINCE OF TIDES**

**Southampton Village.** The sound of waves gently lapping beneath your deck, spectacular sunsets over shimmering open water, walking along the ocean beach a hundred yards away ...if any of this is at all compelling, then just maybe you should preview this 3,000 sq. ft. jewel 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 while enjoying those favorite summer drinks. So... where will you be this summer?

Exclusive \$5.995M F# 72308 / **WEB# 34017**

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**BRIDGEHAMPTON PLAYGROUND**

**Bridgehampton.** A 5,000 sq. ft., 8 bedroom, Post Modern sits high on its 2.3 acre lot. While generous spaces including double height great room and a finished basement await within, it is outside that the action begins with 40' heated pool. Jacuzzi, volleyball and basketball courts and all weather tennis, lit for night play. With a great rental history, this thoroughly complete package will appeal to investors as well.

Co-Exclusive \$1.59M F#73807 / **WEB# 39500**

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**SOUTHAMPTON WATER VIEW GAMBREL**

**Southampton.** Stunning Peconic Bay views from most rooms will reward the next owner of this exquisite 2003 traditional perched high on over 3 acres of privacy. A 5,000 sq. ft. residence offers fine detailing and generous room sizes that include great room with fireplace, sensational kitchen with adjoining formal dining room, first floor guest suite or office with fireplace while upstairs an expansive master shares the 2nd floor with 3 additional guest suites plus water view media room. A fully finished basement with bath and kitchen is perfect for additional bedroom and recreational use. Outside, the screened porch overlooks the heated Gunite pool and perhaps a future tennis court. All this in close proximity to Southampton, Water Mill and Bridgehampton.

Co-Exclusive \$3.495M F# 54709 / **WEB# 51182**

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