



## 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, Price Upon Request F# 47303 / WEB# 47769

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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.

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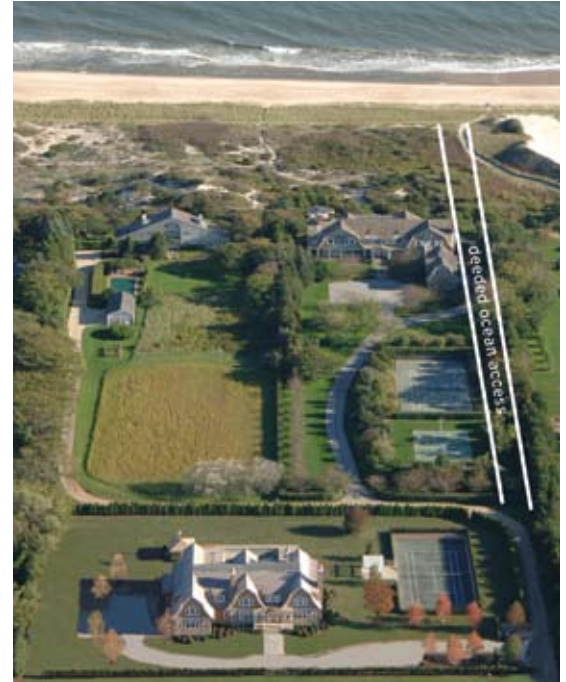
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## FURTHER LANE OCEAN ACCESS ESTATE BY FARRELL BUILDING COMPANY

**East Hampton.** Finally East Hampton now had a Farrell built estate to join the other grand Further Lane properties. Sited on a beautiful 2 acre lot with both deeded ocean access and spectacular views, this 9,000+ sq ft. residence offers a combination of masterful construction, generous room sizes, intelligent flow and a sensational landscape plan that one would expect from the Hampton's hottest builder. Expect an 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 is bolstered by a complete butlers pantry with nearby staff suite. The expansive master wing with fireplaced sitting room and private balcony joins 9 additional bedrooms including a generous first floor guest suite. A fully finished basement offers complete spa room, gym, wine cellar, media room and staff quarters. An elevator facilitates access. Feel ocean breezes from the Gunite pool, spa and pool house and sunken Har-Tru court. A three car garage, gated entry, and proximity to town complete this sensational offering.

Exclusive \$19.95M F# 78666 / WEB # 41790

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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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#### FORDUNE

**Water Mill.** Elegance sets the tone for this stunning villa-like estate set on 2.6 acres in the deeded ocean access community that is Fordune. Grand spaces and beautiful finishes find harmony within 11,000 sq. ft. of finished space spanning three levels including salon, great room, den, complete kitchen and almost a dozen bedrooms with true masters up and down. The fully finished basement includes screening room, gym, office, conference room, staff bedrooms and room for that coveted wine cellar. An elevator services all three levels of living space while the four-car garage holds all the toys. The oversized, heated Gunite pool is set within mature manicured landscaping with ample room for tennis, while the private ocean access is a short golf cart ride away.

Co-Exclusive \$7.8M F# 30832 / WEB# 46731

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#### ON THE WATERFRONT

**Sag Harbor.** A new classic design with sophisticated finishes will be overlooking Sag Harbor Bay as construction begins on this 6,000 sq. ft., seven bedroom residence a short walk into Sag Harbor Village. Gracious spaces and masterful construction will be the hallmark of this Peter Mangiameli built home. (pchin.com) It's breathtaking great room, library and kitchen/family room are all warmed by fireplaces. The enclosed porch and first-floor guest suite will complete the first level. Upstairs the extensive master wing with fireplace reigns over three additional guest suites. The fully finished basement will consist of two additional bedrooms, gym, wine cellar and playroom/media room. Outside the infinity edge pool and spa will seemingly merge with the bay front surrounded by patios and extensive landscaping.

Co-Exclusive, Price Upon Request F#81618 / WEB# 46720

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**ALMOST OCEAN OFF FURTHER LANE**

**East Hampton.** Spanning 2.2 sun-splashed acres 400 yards from the beach, this 2001 Lawrence Randolph designed home combines masterful construction with state of the art amenities to create the ultimate East Hampton beach house. With a very spacious 8,500 sq. ft. the 7 bedroom residence offers panoramic views from gracious rooms including the state-of-the-art kitchen with its own family room, double height great room, formal dining room, luxurious master suite with private ocean view balcony and his and her baths, 6 additional full baths all with radiant heat and 3,500 sq. ft. of finished space in the basement, all serviced by an elevator. Outside extensive mahogany decking and broad stone patios frame the heated gunite pool, pool house and tennis court amidst superb landscaping. All this with deeded ocean access.

Exclusive \$15M F# 44124 / WEB# 47315

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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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**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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**RESERVE, PONDFRONT  
AND COMMUNITY TENNIS**

**Sagaponack.** Three desirable 1 acre building parcels are now available to build your Hampton retreat in red hot Sagaponack south. All 3 lots border a reserve and have community tennis rights while one even looks south over a bucolic pond.

Exclusive Price Upon Request  
F# 40914 / WEB# 04968

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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 south across acres of Bridgehampton 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 designed kitchen with butlers pantry will make entertaining effortless. A 3 car garage completes the first level. The master suite with private balcony and fireplaced sitting room shares the 2nd floor with 4 additional bedrooms. A finished basement includes a sitting room with fireplace, staff quarters as well as wine, sauna and steam rooms. An elevator services all 3 levels. Outside the expansive cabana overlooks the pool with spa, sunken tennis court and spacious lawn.

Exclusive, Price Upon Request F# 94859 / WEB# 50814

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#### CAPTAINS NECK WATERVIEW ESTATE BY FARRELL BUILDING COMPANY

**Southampton.** A rare building lot on coveted Captains Neck Lane, deep in the estate section of Southampton, is the site for a sensational new project by Farrell Building Co. Slated for a spring 2007 completion, this 10,000 sq. ft. shingled traditional, warmed by a dozen fireplaces, will have all the finishes and amenities that have become the hallmark of a "Farrell" residence. A gated entry will lead to a grand manse that welcomes you into a double height paneled foyer. Beyond lies a great room, living room, wood paneled library, dining room, and an expansive state of the art kitchen with adjacent morning room, all warmed by fireplaces. Two butlers pantries will make entertaining effortless. A light filled summer room, breakfast pavilion and 2 powder rooms complete the 1st level. Upstairs, the grand master wing, with his and her sitting rooms and private terrace, shares the 2nd floor with a junior master and four additional family bedrooms with baths, all ensuite. A cavernous finished basement will include staff quarters, billiard room, living room, sauna, steam room and wine cellar. Naturally, an elevator services all three levels of living space and the four car garage houses all the toys for both young and old. Spacious covered porches overlook the 25' X 50' Gunite pool with spa, the sunken tennis court, pool house and sumptuous landscaping on an already private 2.75 acre lot.

Co-Exclusive \$18.45M F# 77436 / WEB# 39719

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