



**OPEN HOUSE**

**WATCH SHIPS SAIL IN**

**FRI. 3/8. 12PM-1:30PM. 47 SCRIMSHAW DRIVE.**

**SUN. 3/11. 12PM-2PM.**

**Southampton.** Big water views stretching to the North Fork and beyond will be yours each and every day from this privately sited modern beach house. Walls of windows frame the sun drenched main floor with cathedral ceiling living and family rooms both warmed by fireplaces, kitchen and 1st floor master suite while 3 additional bedrooms await above. Generous decking is perfect for weekend entertaining where you and lucky guests will enjoy sunsets, awash in bay breezes. With community beach and tennis, why would you ever need to leave?

Exclusive \$2.995M F# 94477 / WEB # 50144

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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# 79604 / WEB# 46720

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**OPEN HOUSE**

**THE PRINCE OF TIDES**

**SUN. 3/11, 12PM-2PM. 1391 MEADOW LANE.**

**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 \$6.5M F# 72308 / WEB# 34017

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**OPEN HOUSE**

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

**THURS. 3/8, 12PM-1:30PM. 431 CAPTAINS NECK. LUNCH PROVIDED BY JAMIE WHITALL OF MANHATTAN MORTGAGE**

**Southampton.** A rare building parcel on coveted Captains Neck Lane, deep in the estate section, is the site for a new project nearing completion by Farrell Building Co. Slated for spring 2007 occupancy, 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 assisted by twin butler pantries. A sun-splashed 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. Spacious covered porches overlook the 25' X 50' Gunite pool with spa, sunken tennis court, pool house and sumptuous landscaping on an already private 2.75 acre lot.

Co-Exclusive \$18.45M F# 91154 / WEB# 39719

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