



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

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APAQUOGUE ROAD

East Hampton. Further, Lily Pond, LeeApaquogue. 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 7000 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 leads 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 curving staircases leads to the family wing with a master with fireplace reigning over 2 additional en suite bedrooms. The mature and colorfully landscaped grounds frame the 44' heated gunite pool with pool house. Put all the toys in the 3 car garage.

Exclusive Price Upon Request F# 79568 / **WEB# 46907**

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