



MAIDSTONE AREA ESTATE

East Hampton. A privileged setting hosts a 10,000 sq ft, 6 bedroom traditional on 3 acres of manicured privacy. A paneled double height entry leads to coffered ceiling living room, formal dining room, cozy den, expansive kitchen with adjacent family room and staff quarters. Upstairs the master wing with his/her baths and gym joins 4 additional bedrooms, media room and an expansive billiard room. Outdoor amenities include heated Gunite pool, pool house, tennis and a newly finished carriage house, all this within walking distance to village shopping and ocean beaches.

Exclusive, Price Upon Request F# 46411 / **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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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 Price Upon Request F# 64094 / **WEB# 34350**

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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, hartru 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 for extensive pictures and specs.

Exclusive \$4.5M F# 71214 / **WEB# 51078**

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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. A 6 bedroom, 5,000 sq. ft. residence offers incredible kitchen, family room, formal dining room, masters both up and down, den/sitting room and expansive finished basement. Heated gunite pool and pool house are surrounded by lawn and specimen plantings ensuring the ultimate in privacy.

Co-Exclusive \$9.995M F# 62998 / **WEB# 47769**

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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. (pchinc.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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MORGAN HILL WAY BY FARRELL BUILDING COMPANY

Bridgeton. Farrell Building Co. has started construction on an 8,000 sq. ft. Gambrel on a breathtaking 1.5 acres looking across acres of Bridgeton 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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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 \$5.95M F# 72308 / **WEB# 34017**

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