



SETTLE IN SOUTHAMPTON VILLAGE

Southampton. Settle into village luxury with this English inspired 6 bedroom country manor on 1.5 acres with tennis. Enter a serene realm with gracious paneled entry leading to formal living room, dining room, kitchen / sitting room, and 1st floor master. Upstairs, the expansive master suite is joined by 3 guest bedrooms. The lower level reveals a large rec room, full bath and staff suite. Patios and lawn connect the pool and court, all framed by luxurious landscaping. Ocean beaches and village shopping are a bike ride away. Exclusive \$5.295M **WEB# 40747**



ROSE HILL ROAD FOR SALE AND RENT

Water Mill. Purchase or rent this stunning 18,000 SF+/-, 10 bedroom residence that includes great room, living room, study, guest master, sumptuous kitchen and dining room. Upstairs the expansive master wing shares the second floor with 8 ensuite bedrooms. The 5,000 SF+/- lower level offers theatre, wine cellar, rec rooms, complete spa facilities and staff quarters. A large pavilion complete with outdoor kitchen includes pool, tennis and extensive patios framed by acres of lawn and bordered by reserve on 2.5 acres. Exclusive \$9.95M **WEB# 37279** Exclusively for rent **WEB# 81199**



FARRELL GOES FURTHER

East Hampton. A 6 bedroom, 6,100 SF+/- gambrel is surrounded by the most renowned estates on the East End. A brilliant floor plan offers a paneled entry connecting to the great room, living room and guest suite. The kitchen leads to the dining room with fireplace. Upstairs, the master bedroom is joined by 4 additional ensuite bedrooms. Farrell's signature lower level is complete with staff lounge, bath, wine cellar and rec areas. Outside the the heated gunite pool and spa is surrounded by an acre of lawn and established landscaping. Exclusive \$8.95M **WEB# 42890**



TWO HOLES OF WATER ROAD RETREAT

East Hampton. This 7 bedroom, 5,000 SF+/- post modern commands nearly 2 acres of manicured grounds. Tall, arched portals lead to the formal living room, dining room and the kitchen with adjacent media room. Two bedrooms grace the first floor, a master and three additional bedrooms are found upstairs while another bedroom is above the garage. With perennial bushes and trees throughout the property, one is surrounded by a profusion of color as the heated 50' Gunite pool and lawn form the centerpieces of outside activities. Exclusive \$1.95M **WEB# 32679**

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