



PECONIC BAY

Noyac. Each morning when your head leaves the pillow you will feel like you are on vacation with broad expanses of water dotted with boats and vistas of other shores from this 3 bedroom retreat poised on the brink of Peconic Bay with sweeping vistas to the North Fork and Shelter Island. A permit is in place for a 16' x 42' pool between house and water with 180° views of the busy bay with room for a cabana if desired. With some of the most beautiful sunsets anywhere and room for major expansion, book passage now to preview this singular waterside opportunity.
Co-Exclusive. \$2.65M WEB# 25978



AMERICA'S #1 ZIP CODE

Sagaponack. A 7,800 SF+/- gambrel style traditional spans nearly 2 acres on Parsonage Lane. A brilliant floor plan includes generous common areas, expansive kitchen, dining room, guest suite and a three car garage. Upstairs, the master wing with fireplace is joined by 4 guest suites. An elevator runs to a lower level which features an additional 3000+/- SF including staff quarters, home theatre, wine cellar, spa and gym. Outside buyers will find a pool, tennis court, 2 outdoor fireplaces and spacious patios to relax and enjoy the verdant lawn and perimeter plantings.
Co-Exclusive. \$14.695M WEB# 47163



ELEGANT TRADITIONAL IN BRIDGEHAMPTON HORSE COUNTRY

Bridgehampton. An elegant country traditional sits proudly in the center of this gorgeous property in close proximity to all that Bridgehampton provides. Its interiors include living room with fireplace, country kitchen, formal dining room, study/bedroom with fireplace, master suite with fireplace, plus two additional en suite bedrooms. Park like grounds, apple orchard and acres of lawn embrace the heated Gunite pool, pool house and Har-Tru tennis court providing an estate like feel to the property with vistas of reserve all around.

Exclusive. \$4.995M WEB# 42555



FLYING POINT

Water Mill. A sensible floor plan throughout 5,500 SF+/- of living space begins with an entry that leads to the formal living room with fireplace, an eat-in kitchen flanked by both dining room and fireplaced den. A guest suite completes the first floor. Upstairs the master wing with sitting room, fireplace and balcony reigns over 3 additional guest suites. An additional 2,300 SF+/- of finished space can be found in the lower level offering a staff suite and recreational areas. Covered porches look out at 2 +/- acres that includes pool, pool house and court framed by verdant lawn.
Exclusive. \$6.5M WEB# 33465

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