



ON THE LANES

East Hampton. A beautifully proportioned 5,000 SF +/-, 5 bedroom traditional provides the ideal venue for those looking for a south of highway location only a stroll to town. Sensible room sizes, for a new owner looking for a manageable residence in a village setting, include a gracious entry leading to living room with fireplace, formal dining room, kitchen, master bedroom suite and a convenient guest bedroom with bath. Game days will most likely be spent in front of a flat screen TV with Bloody Mary in hand warmed by a fireplace in the cozy den. Upstairs a second master shares the floor with two additional guest bedrooms and bath. Outside the heated gunite pool forms the centerpiece of a spacious lawn framed by established landscaping to screen from neighboring properties. Although there is a two-car garage for your vehicles, you and fortunate guests will more than likely amble into town for shopping, restaurants and places of worship.

Co-Exclusive. \$4.295M WEB# 49322



FITHIAN LANE

East Hampton. An in-town, south of the highway lifestyle is only the prologue to the story that celebrates this new 6,000 SF +/-, 6 bedroom traditional ready for its next owner to enjoy. Privately sited behind a gated entry, this superbly detailed residence offers living room, formal dining room, den, master bedroom and guest bedroom all warmed by fireplaces. The expansive well equipped kitchen is flanked by butlers pantry and large eat in area. The master bedroom with luxurious bath, sauna and large walk in closet joins 5 additional bedrooms, including one on the first floor. A third floor aerie is the ultimate hideaway play room or home office. Outside, covered porches overlook the well landscaped property, a 45' gunite pool with spa and automatic cover as well as a pool house with fireplace, bathroom and studio space. Finally, the detached 2 car garage with finished space above is the perfect haven for cars, bikes and toys.

Exclusive. \$6.295M WEB# 51949



AMAGANSETT ELITE

Amagansett. Sequestered at the end of a cul de sac behind a gated entry, the 6,000 SF +/- residence offers masterful construction, consummate detail and impressive symmetry on three levels of living space. Spread out before you is the great room with fireplace that opens to the formal dining room offering views of the property. The heart and soul of your days will happen in the expansive kitchen, enhanced by fireplaced eat in area and large pantry. The kitchen flows seamlessly into the an adjacent den which will quickly become a preferred TV venue. Upstairs the spacious master suite with tray ceiling, fireplace, his & her closets and luscious bath is joined by 3 additional bedrooms. A separate guest wing above the garage has 2 additional ensuite bedrooms. The verdant 2 acre property includes handsome stone walls, brick patio and colorful landscaping that frame the heated Gunite pool.

Exclusive. \$2.85M WEB# 29926



A HOUSE FOR ALL SEASONS IN GEORGICA

East Hampton. Beautifully appointed and meticulously maintained for a decade, this Haddonfield built, Laffey designed 4,500 SF +/-, 5 bedroom traditional residence offers spacious common rooms, a sensible bedroom layout and attractive outdoor amenities. Flanking the stately living room with fireplace are the den and a sun drenched atrium. The completely outfitted kitchen is joined by the formal dining room. Upstairs the master suite is a sanctuary unto itself with fireplace, steam shower, Jacuzzi, walk in closet and a private balcony. Three appropriately sized guest suites with baths all ensuite complete the second floor. A separate staircase over the two car garage leads to a bedroom and bath sequestered from the rest which will soon become a favorite of weekend invitees. The basement with 10+ ceilings is ready to be finished by its next owner. A landscape plan by Craig Socia embraces the heated Gunite pool, built in outdoor bbq and N/S sunken court.

Exclusive. \$5.395M WEB# 42816 Aug-LD: \$95K



GEORGICA CLOSE

East Hampton. A unique opportunity has come on the market in the form of a 2.25 acre parcel at the very end of Georgica Pond. On this gorgeous lot, there is room for a house, pool, pool house and even a tennis court. There exists a pre-existing nonconforming guest cottage which can be refurbished to go along with any new residence built on the land. With both a South of the highway location and a Georgica address, expect this recently reduced building parcel to be spoken for quickly.

Exclusive. \$3.25M WEB# 07285



BRIDGEHAMPTON HORSE COUNTRY ESTATE PARCEL

Bridgehampton. A spectacular 5.5 acre vacant estate sized parcel is now available to build a grand house on a special property. With permits in place for a 12,000 sq ft house plus finished basement, recreational building, pool, spa, cabana, tennis court and detached garage, this sensational lot offers amazing possibilities close to village, golf courses and ocean beaches. Inquire about custom building packages.

Co-Exclusive. \$3.75M WEB# 00806



HALSEY LANE : FOR SALE & RENT

Water Mill. Mecox Bay and ocean breezes combine to caress this classic 6,300 SF gambrel poised on almost 3 meadow-like acres in a serene south of highway setting available for bnth sale or rent. Wide plank oak flooring ushers one over a brilliant floor plan that includes a stunning living room with fireplace and coffered ceiling, den/bedroom with bath and formal dining room. The large, country kitchen with fireplace includes breakfast nook and pantry. Upstairs, the master bedroom, complete with fireplace, private terrace and luxurious bath is joined by four additional en suite bedrooms. All have access to the 2nd floor living room with fireplace tendering large vistas of Mecox Bay. The finished lower level additionally provides staff quarters, media room, and gym/playroom. A home automation system allows one to control and monitor the geothermal HVAC system and other house functions from anywhere. A clever front to back covered porch with fireplace and bath overlooks a 20 x 45 foot heated gunite pool, raised spa and sunken Har-Tru tennis court all embraced by extensive lawn and landscaping.

Co-Exclusive. \$8.25M WEB# 21047 Also available for rent : July \$125K, August : \$150K

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