







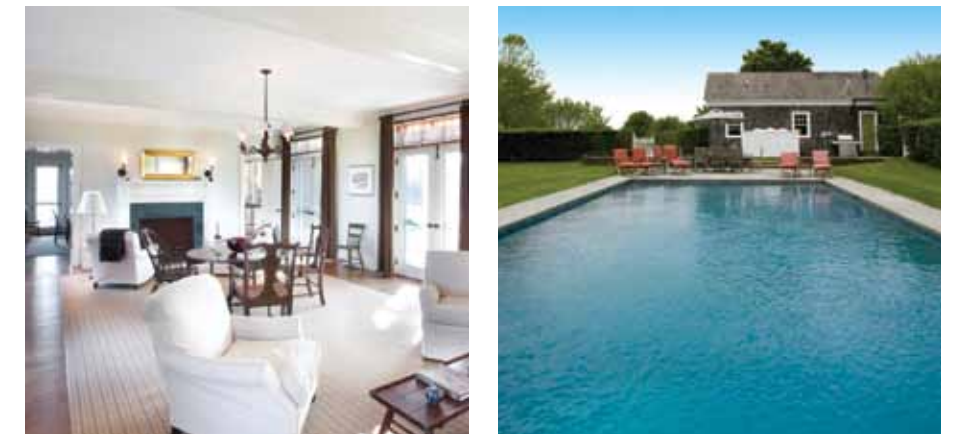
**AMERICA'S #1 ZIP CODE**  
**Sagaponack.** A new 7,800 SF +/- gambrel style traditional, well on its way to completion, spans nearly 2 acres and over 300' on Parsonage Lane. A brilliant floor plan includes generous common areas with fireplaces to warm both the great room and living room. An expansive kitchen, formal dining room, convenient guest suite and a three car garage completes the first floor. Upstairs, the master wing with fireplace is joined by 4 additional guest bedrooms, with baths all ensuite. An elevator runs to an additional 3,000 SF +/- of finished lower level with staff quarters, home theatre, wine cellar, gym, steam room, sauna and jacuzzi. Outside you'll find a pool, tennis and patios all framed by verdant lawn and perimeter plantings.  
Co-Exclusive. \$14.695M WEB# 47163



**THE RESORT AT MILL CREEK**  
**Water Mill.** This spectacular house spans 1.25 acres and awaits a new owner to savor all its pleasures. The dramatic living room leads to an opulent master suite with his/her baths, atrium and private spa. The kitchen with adjacent den forms a natural gathering place. The paneled library will house your prized tomes. First and second floor bedrooms, all with private baths accommodate guests. The lower level has an indoor pool, full gym, two saunas and steam rooms, home theatre and billiards room. The feeling of affluence continues outside with pool, spa, sunken court and pool house. Available for rent as well Summer 2011.  
Co-Exclusive. \$9.8M WEB# 33192



**HALSEY LANE**  
**Water Mill.** Mecox Bay and ocean breezes combine to caress a 6,300 SF +/- gambrel is poised on almost 3 acres in a serene south of the highway setting. Wide plank oak flooring spans out to include the living room with fireplace, den with bath and dining room. The large country kitchen with fireplace includes breakfast nook and pantry. Upstairs, the master bedroom with fireplace and terrace is joined by four additional ensuite bedrooms. All have access to the 2nd floor living room with fireplace tendering large vistas of Mecox Bay. There is a finished lower level with staff suite and recreational rooms. A covered porch with fireplace looks out at pool, tennis court and acres of lawn within walking distance to the village of Water Mill and Mecox Bay.  
Co-Exclusive. \$8.25M WEB# 45845



**ELEGANT TRADITIONAL ON 5.2 ACRES IN BRIDGEHAMPTON HORSE COUNTRY**  
**Bridgehampton.** An elegant country traditional sits proudly in the center of this gorgeous property and includes living room with fireplace, country kitchen, formal dining room, study/bedroom with fireplace, master suite with intimate bath and fireplace, plus two additional ensuite bedrooms. Park like grounds 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. With room for expansion and accessory structures, this is a rare opportunity to acquire a beautifully landscaped property in Bridgehampton horse country.  
Exclusive. \$4.5M WEB# 42555



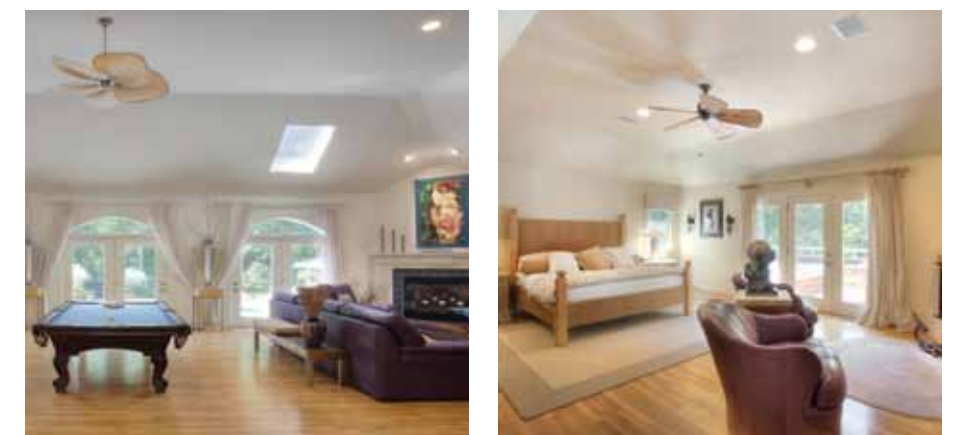
**FARRELL FUTHER LANE ESTATE**  
**East Hampton.** A recently completed 6,100 SF +/- gambrel by one of the Hamptons hottest builders is surrounded by some of the most renowned estates on the East End. A brilliant floor plan offers a double height entry, great room, living room, guest suite and large kitchen that leads through a butlers pantry to the dining room with fireplace. A three car garage completes the first floor. Upstairs the master bedroom is joined by 4 bedrooms each equipped with baths. The lower level has staff lounge, full bath, rec room, wine cellar and cedar storage closet. The heated pool overlooks lawn, patios and established landscaping only minutes to the villages of East Hampton, Amagansett and their ocean beaches.  
Exclusive. \$7.995M WEB# 42890



**GREAT EXPECTATIONS IN WAINSCOTT SOUTH**  
**Wainscott.** Surrounded by Beach Lane, Town Line and Wainscott Pond this new 6,100 SF +/-, 6 bedroom traditional being built by the Lifton-Green team, offers great room, den and covered porch, all warmed by fireplaces. The kitchen with fireplaced gathering room leads to the formal dining room. A guest suite, staff quarters and garage complete the first floor. Upstairs the expansive master wing is joined by 4 guest suites. The finished lower level offers a spa experience including gym and sauna as well as wine cellar, recreational areas, full bath, staff lounge and an optional home theatre. Outside the 50' pool with spa is serviced by its own cabana amidst an acre of lawn, specimen trees and artful landscaping.  
Exclusive. \$8.995M WEB# 13296



**NEW GROUND LANE**  
**Water Mill.** A new 7 bedroom traditional on 2.3 acres offers exquisite craftsmanship throughout nearly 11,000 SF +/- on three levels of living space. A grand reception area begins a journey through a superb floor plan including a great room with fireplace, kitchen by Bakes & Co, formal dining room with coffered ceilings, informal living room with fireplace and first floor guest suite master. Upstairs, the master wing with sitting room, fireplace and balcony reigns over 3 additional guest suites. An elevator connects to the finished lower level offering wine cellar, home theatre space, gym, living room with fireplace and two staff suites. A landscape package frames the gunite pool and spa, pool house, sunken court and a garage.  
Co-Exclusive. \$4.995M WEB# 15383



**THE BELL ESTATE**  
**Amagansett.** A 5 bedroom residence sprawls across 2 acres of beautifully landscaped property behind a gated entry. The great room with fireplace highlights an open floor plan that includes kitchen and dining area. A luxurious first floor master with fireplace anchors one side with 4 additional bedrooms and baths on the other. The finished lower level includes media room, rec rooms and staff lounge with full bath. The mahogany deck surrounds the salt water pool, hot tub and pool house with bath while the lawn leads to an additional recreational building all of which is embraced by hundreds of thousands of dollars of established landscaping.  
Exclusive. \$2.65M WEB# 33314

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