



**GREAT EXPECTATIONS IN WAINSCOTT SOUTH**

**Wainscott.** Did you know that Wainscott was named after a little town in Kent, England made famous in Dickens Great Expectations? With a one room school house, a population under 1000, and an area of only 7 square miles, this seaside hamlet might get overlooked. But then one might also miss out on the new construction well under way south of Main Street and surrounded by iconic Beach Lane, Town Line and Wainscott Pond. And if you missed out on the last stunning house by the Lifton-Green team on nearby Gibson Lane, then this is your opportunity to own a larger, improved version on an idyllic acre designed by noted local architect Val Florio. One enters the 6,300 SF +/- 6 bedroom shingled traditional through a double height paneled entry foyer over richly stained 6 inch wide rift and quarter sawn white oak floors that fan out to include great room, den and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with gathering room has its own fireplace as well as a butlers pantry that leads to the formal dining room. A guest suite, staff quarters and a pair of powder rooms on opposite sides of the residence, a laundry facility and a 3 car garage complete the first floor. Upstairs the master bedroom, stretching from front to rear of the house offers expansive bath, his/her closets and secluded terrace, is joined by 3 additional bedrooms, with baths all ensuite. An additional 3000 SF +/- is found in the lower level which offers a luxurious spa experience including gym and sauna as well as wine cellar, recreational areas, full bath, staff lounge and an optional movie theater with concession area. Outside, the 20' x 50' heated Gunite pool with 8' x 8' spa is serviced by a pool house that includes bathroom and kitchen. Great expectations, indeed!  
Co-Exclusive. \$8.995M WEB# 13296



**EDGEFIELD**

**Bridgethampton.** "One of life's greatest luxuries is to own and to live in a great estate where we can breathe and relax. A place to enjoy with those we love the most. Where memories and friendships are formed to own forever," explains James Michael Howard (JMH) owner and designer of Edgefield, now in construction on Highland Terrace. Sprawling across 2.6 acres looking over farm fields to the south and the ocean beyond, this 10,000 SF +/-, 7 bedroom estate is Jim's vision of the perfect house. Upon entering the gated property and continuing through the porte-cochere, the arrival court welcomes guests with warm stone paving and intricate plantings. 'I wanted to design an expressive residence that was rich with detail and filled with light.' JMH. An intimate foyer and paneled galleries welcome all across French limestone floors. The formal living and dining rooms have a multi-layered design aesthetic that includes coffered ceilings, elegant moldings and French limestone mantles. The library secludes the master wing from the public entertaining areas. Luxurious fixtures, cabinetry, custom moldings, a bespoke wooden mantle and beams are the hallmarks of the master wing. The master bath has custom mosaic marble flooring. The kitchen offers Subzero, Viking and Miele appliances while the morning room opens to the covered patio with fireplace. Upstairs a guest master shares the 2nd floor with 3 guest suites, an office and laundry room. The lower level offers, recreational spaces, media, wine and exercise rooms as well as a living room with fireplace, two staff suites and kitchenette. A Crestron system controls the entire estate that is powered by a combination of geothermal and gas systems. "I have always seen the landscape as one of endless opportunity," JMH. Gardens of boxwood hedges and hydrangeas anchor the lawn on the west side of the house. Beyond the dramatic pool pavilion and 54' pool and spa, is a terraced lawn. The gardens on the east side of the house consist of boxwood parterres featuring hornbeam hedges and obelisks shading the path from the arrival court to the sunken tennis court. "If I could sum up in one word what all great estate should hold sacred, it would be imagination, a place that would be magical to its new owners." JMH. Visit EdgefieldEstate.com  
Co-Exclusive \$19.75M WEB# 54275

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