



Dreams of Amagansett

Amagansett. Proximity to both the village and its ocean beaches is merely the prologue for the story that describes this 4 bedroom, 4,500 SF+/- residence beautifully positioned to overlook 1+ acres of velvety green expanse. Perfectly maintained, this inviting country retreat combines the various elements of symmetry, space and detail that is the hallmark of fine Hampton design. A generous wainscoted great room will become the focal point for your gatherings along with the gourmet kitchen, large dining room and a paneled library for that post-prandial cigar. The inviting master suite with marble bath and private balcony anchors a second floor that includes two additional bedrooms sharing a bath while a guest suite conveniently awaits on the first floor. Unfinished attic space with untapped potential could be that perfect place on rainy days. Outside a pergola covered patio looks out at the 40' heated gunite pool, serviced by its own bath with sauna, framed by lush lawn and trees on this beautifully landscaped property.

Exclusive. \$4.495M WEB# 33853



Malibu East in Sag Harbor

Sag Harbor. Sunrises and sunsets take on a new meaning when you begin and end your days in this meticulously maintained beach house poised on the brink of Noyac Bay. Expansive waterfront views from nearly every room of this beautifully finished 2006 traditional enhance a four bedroom, three story residence that welcomes all into an open floor plan on the main level that includes living room with fireplace, well appointed kitchen and dining area. A cozy den and full bath complete the first floor. Upstairs the sumptuous master wing with incredible views has its own marble bath while three additional bedrooms await nearby. A short staircase leads to yet another level of finished space where two more rooms await. Walls of windows and French doors lead from the first floor to a covered porch, intimate patio and an expansive deck all overlooking your own sandy beach below the bulkhead where just beyond you can moor your boat. Come preview today.

Exclusive. \$3.25M WEB# 50279



Town Line Road



Rose Hill Point: Uncompromising Waterfront



Wainscott. An incredible new estate on an idyllic two acres has been designed by Val Florio and built by the Lifton-Green team, only several hundred yards to the ocean. One enters the gated 8,300 SF+/- 7 bedroom traditional through a double-height entry foyer which leads to a great room, library and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with gathering room has its own fireplace and butler's pantry that leads to the formal dining room. A guest suite, staff quarters and a 3-car garage complete the first floor. Upstairs, the master bedroom offers his and her baths, steam shower, separate closets, an office and a deck shared by two of the four guest suites. A short staircase climbs to the roof deck with amazing views over Wainscott Pond to the ocean. An additional 3,800 SF+/- is found in the finished lower level which offers a luxurious spa experience including gym and sauna, as well as wine cellar, staff lounge, full bath and an optional home theater. Outside, the covered porch with fireplace overlooks the heated Gunite pool with spa and pool house. A 60' x 120' sunken Har-Tru tennis court and professional landscape package completes this spectacular offering.

Co-Exclusive. \$17.9M WEB# 32999

Water Mill. Cross an exquisite yacht with an extraordinary estate and you might find yourself with this most incredible of properties with the most spectacular views in the Hamptons. Sprawled across 2.3 acres on Mecox Bay, a magnificent 15,000 SF+/-, 7+ bedroom gambrel home, designed by noted architect Val Florio, is destined to be the most spectacular residence ever to come to market on Mecox Bay. A double-height foyer leads to multiple living areas which include a great room, a formal dining room, adjacent butler's pantry and a custom gourmet kitchen with its own living room. Enjoy the 1st floor 10-seat movie theater or the adjacent recreational room which includes billiards, table tennis, darts, arcade games, full wet bar and walk-in wine cellar. A sunroom with bath services the pool area. Take the wide staircase or an elevator to the second floor where each room has expansive views of the bay and ocean beyond. Work out in a full gym and house lucky guests in five sumptuous suites. The inspired duplex master wing has its own living room with fireplace, separate his and hers walk-in closets, his bathroom with sauna, steam and TV, her bathroom with a soaking tub, fireplace and TV, a temperature controlled fur vault and an octagonal wood-paneled office that seeing is believing with 180 degree views of Mecox Bay. A junior master suite offers luxurious bathroom, generous sleeping and sitting areas and a private terrace, complete with outdoor shower. Generous balconies provide ample room to watch all the activity on the bay. Outside opportunities are magical. The bayside grounds offer an infinity edged pool and spa, a covered outdoor living room with fireplace and a full outdoor Grill area with a second outdoor fireplace and endless views of water in every direction. The dock accommodates multiple watercraft while a beach lies just beyond 365 ft. of bulk headed waterfront overlooking your own private island! Heroic views, resort like accommodations and countless amenities define this ultimate waterfront property now for sale.

Co-Exclusive. \$39.5M WEB# 42248

11th Top Ranked Broker Nationwide in 2011

as mentioned in The Wall Street Journal, Real Trends and lore magazine's annual list of the "TOP 1000" real estate professionals in the country



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