



## Lee Avenue

**Southampton.** First Neck, Ox Pasture, Great Plains, Halsey Neck. Among the legendary byways of Southampton's estate section, Lee Avenue, often considered the gateway to these coveted streets, has a new offering to join the area elite. A 4+ bedroom classic Gambel design offers a combination of masterful construction, consummate detail and an intelligent floor plan that envelops 5,000 SF +/- on 2 levels of living space. Beautiful stone floors welcome all into a gracious paneled entry that includes living room with fireplace, custom kitchen with gathering room, dining room, den and screened porch. Upstairs the master with fireplace and large bath is joined by 3 guest suites. The finished room above the garage is perfect for a gym or playroom. Outside mature landscaping screens the one acre property from neighbors and embraces the heated Gunite pool, stone patios and verdant lawn.

Exclusive \$5.395M WEB# 38544



## Town Line Road

**Wainscott.** With a one room school house, a population under 1,000 and an area of only 7 square miles, the seaside hamlet of Wainscott might get overlooked. But then one might also miss out on an incredible new estate, recently completed, on an idyllic two acres, ingeniously designed by Val Florio and masterfully built by the Lifton-Green team, only several hundred yards to the ocean. One enters the gated 8,300 SF +/- 8 bedroom shingled traditional through a double-height paneled entry foyer over 6' inch rift and quarter sawn white oak floors which fan out to include a living room, library and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with gathering room has its own fireplace, as well as a butler's pantry which 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 the front to the rear of the residence, offers expansive his and her baths connected by a common steam shower, separate closets, an office and a deck which is shared by two of the four additional ensuite bedrooms. From there climb a short staircase to the widows walk/roof deck offering panoramic views of the surrounding countryside over Wainscott Pond to the Atlantic with ample room for table and chairs. An additional 3,600 SF +/- of living space is found in the lower level which offers a luxurious spa experience including gym and sauna, as well as wine cellar, recreational areas, powder room, staff suite and an optional movie theater with concession area. Outside, the covered porch with fireplace and broad stone patios overlook the 20' X 50' heated gunite pool with spa serviced by a pool house which includes bathroom and kitchen. A 60' x 120' sunken Har-Tru tennis court and professional landscape package, including a variety of specimen trees, completes this spectacular offering.

Co-Exclusive. \$14.9M WEB# 32999



## Sophisticated Estate

**Southampton.** Designed for maximum privacy amid an exquisitely landscaped 2.5 acre setting, the stylish interior offers extraordinary architectural detail and state-of-the-art amenities within a splendid layout for sophisticated 21st century living. The gracious living room, highlighted with beamed ceiling, paneled wall and elegant fireplace, forms the centerpiece of the residence that includes den/ media room with fireplace, formal dining room and a superbly equipped gourmet, center isled kitchen with adjacent sun filled breakfast room. Each of the 5 bedrooms are sequestered from the others. The romantic first floor master suite, warmed by its own fireplace, is serviced by his and her baths, large walk through closet and doors to the grounds without. A guest master upstairs has its own fireplace and private terrace overlooking the spacious grounds, while a loft-like aerie awaits above. The recent addition of a brilliantly conceived informal living room/pool pavilion provides for both inside and outside needs. Specimen trees, flowering shrubs and dense perimeter plantings are joined by acres of verdant lawn connecting the patios with the heated Gunite pool and a new full-size all-weather North/South tennis court. Plans are available for a significant renovation and addition to increase total living space to nearly 9,500 SF +/-.

Exclusive. \$6.495M WEB# 22906



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## Beach Plum Court: Amagansett Oceanfront

**Amagansett.** Along the rolling dunes of Napeague, a seven lot oceanfront enclave, encompassing 27 acres of pristine dunescape, enjoys a-mile of pure white sand beach. At their center, a 4,000 SF modern masterpiece, along 150+ ft of shoreline, provides expansive views of both the ocean and bay, at a price far below comparable oceanfront properties. Combined with a high level of millwork and finishing, this one of a kind home offers dramatic common rooms along with 5 bedrooms, 5.5 baths on 2 levels, enhanced by a stone-faced fireplace and state-of-the-art systems which can be fine-tuned to your specific needs. Outside, the heated chlorine-free plunge pool and attached spa is augmented by a dramatic outdoor fireplace and a sauna, accessible from the pool deck. A 2 car garage will house all your land and water toys. Surf the waves in your own back yard or walk across the street to windsurf the flat waters Napeague Harbor. At day's end enjoy Cyril's and three other beachside restaurants without having to navigate the roads. Dont let this escape with the next tide, call today for complete information and to schedule your own personal guided tour.

Exclusive \$6.9M WEB# 34768



## Gardiner's Bay : Where Everyday is Saturday

**Amagansett.** Make life one long weekend when you own an incomparable 3,500 SF+/- Amagansett bayfront residence that sits along 120 ft of bulkheaded waterfront. Heroic water views with incredible sunsets from three levels of living space is the calling card for a 4 bedroom, 4.5 bath retreat, recently rebuilt that includes spacious living room with fireplace and full bar, a completely outfitted kitchen and convenient first floor guest suite. The indoor Endless pool sits within its own waterview atrium. An office and heated garage complete the first level. Upstairs the expansive master with luxurious bath and gym has its own balcony with access to the unique roof deck. There is a finished lower level with staff lounge, full bath and laundry area. The huge outdoor deck offers custom built-in stone grilling area, outdoor shower and room to kick back and enjoy all the action on Gardiner's Bay. Moor your boat right out back or hang out on your own wooden float. Town water and a audio/visual package complete this extraordinary offering. With the bay at your doorstep and the ocean merely a bike ride away, start your extended weekends with your own preview today.

Exclusive. \$3.45M WEB# 41800



## Rose Hill Point

**Water Mill.** Cross an exquisite yacht with an extraordinary estate and you 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 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. 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.

Co-Exclusive. \$39.5M WEB# 42248