



HIDDEN PONDS

East Hampton. Proximity to Northwest Harbor, along with its glorious beaches and blazing sunsets, is only the opening chapter to the story celebrating this sophisticated Hampton retreat poised upon 2 acres of landscaped property. A gated drive rises gently to meet a 4,200 SF+/-, 5 bedroom traditional meticulously maintained by its sole owner as an open floor plan greets those entering over oak floors. Sundrenched by day, the dramatic great room, offering walls of glass and a fireplace, will at night be the focal point for all your entertaining. A very complete kitchen featuring Viking appliances leads to the dining area and nearby sitting room. A generous master suite and guest bedroom complete the first floor. Upstairs another master suite, offering its own balcony, presides over 2 additional bedrooms and baths. A recently completed finished lower level offers home theatre, sauna, full bath and staff lounge. Both covered and open porches overlook the heated Gunite pool with raised spa framed by abundant lawn and colorful plantings. Exclusive. **\$2.595M WEB# 41978**



LIVING LARGE IN THE HAMPTONS

Amagansett. Almost 11 acres forms the backdrop for this unique estate that has just become available for the first time ever just a short distance from the village of East Hampton. Built for demanding owners who have meticulously maintained it since, a 7,600 SF+/-, 6 bedroom dramatic structure anchors this sprawling property. A long drive from Two Holes of Water Road leads past a full size north/south all-weather tennis court to the front steps. A broad staircase from the wide entry hall leads upstairs to the expansive 28' x 35' living room with fireplace that opens to the 20' x 22' formal dining room as well. A series of doors open to an expansive wrap around deck. The fully outfitted kitchen is bolstered by a generous pantry, wet bar and ice machine while four skylights add welcome light. The large master bedroom is augmented by a fabulous bath and double doors leading to a private deck. The main level hosts its own living room with fireplace and adjacent wet bar. Five guest suites, all with outdoor access are joined by an office and laundry room. An elevator connects both floors with a 3,000 SF+/- basement with unlimited possibilities that additionally leads to the four-car garage. Outside acres of lawn frame the house and 50' heated Gunite pool. All this just minutes to village shopping, tony restaurants and ocean beaches.

Co-Exclusive. **\$2.495M WEB# 52520**

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Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. 51 Main Street, East Hampton, LI, NY 11937 | 631.324.3900 *Prices are as last advertised



THE PROMISED LAND

Amagansett. A Michael Conroy designed 5,000 SF+/- gambrel with interiors by Celerie Kemble, offers impressive detail and symmetry including great room with fireplace, dining room and expansive fireplaced master. The heart and soul of your days will begin in the kitchen with butlers pantry, dumbwaiter and adjacent fireplaced family room that leads to the large screened outdoor living room. Upstairs, a second fireplaced master with private terrace reigns over 3 additional ensuite bedrooms and laundry. The 1,700 SF+/- lower level offers recreational rooms, full bath, staff lounge, 2nd laundry room and heated and tiled garage. The tiered property includes stone walls and colorful landscaping that frame the Gunite pool, spa and slate patios. All this in close proximity to both bay and ocean beaches as well as world class shopping.

Exclusive. \$3.995 WEB# 46910



Southampton to Montauk...Sagaponack to Shelter Island
The Hamptons for Buyers, Sellers, Renters & Investors

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JUDSON LANE: THE GATEWAY TO GEORGICA

East Hampton. A beautifully appointed and meticulously maintained 4,500 SF+/- traditional has now come to market on 1.6 acres between Jericho and Georgica Roads. Buffered to the south by acres of wooded reserve, this 5 bedroom residence offers a sun drenched environment with walls of windows and French doors, spacious common rooms, a sensible bedroom layout and attractive outdoor amenities for the buyer looking for the complete Hampton experience. Flanking the stately living room with fireplace are the den and conservatory. 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 guest suites with baths all ensuite complete the second floor. A separate staircase over the two car garage leads to a bedroom and bath which could be a guest master, office, gym or that long desired yoga studio. The residence can easily be expanded to nearly 6,400 SF+/- by finishing the lower level that has 10'+ ceilings and a separate entrance. A landscape plan embraces the heated Gunite pool, built in outdoor kitchen and sunken Deco Turf north-south tennis court.

Exclusive. \$4.945M WEB# 42825



AMIDST THE SHELTERING PINES

Amagansett. A sensational 4.2 acre building parcel on prestigious Bull Path has come back on the market at an incredible price. Featuring the majestic white pines that are the hallmark of this section of the Northwest, this blank canvas with room for a significant house, pool, pool house and tennis court awaits only your imagination just a short distance from both the villages of East Hampton and Sag Harbor. Start making your plans today to build on this exceptional lot recently reduced to an unbelievably low price.

Co-Exclusive. \$1.25M WEB# 2938

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THREE MILE HARBOR

East Hampton. All hands should be on deck to see the expansive views from this contemporary beach house right on the edge of Three Mile Harbor. Crisp white interiors enhance the sun-splashed open living plan including great room with fireplace, efficient kitchen, den, master suite and powder room. Upstairs 2 guest suites with baths await favored guests. Doors open to ample decking that frames the 18' x 36' heated pool. Beyond the verdant lawn a coveted dock awaits your water toys to enjoy fishing, sailing, water skiing, windsurfing or kite boarding right from your own beach. With expansion possibilities, don't allow this newly listed harbor front residence to sail off into the sunset before you have a chance to preview.

Exclusive. \$1.795M WEB# 34884



TOPPING FIELDS

Bridgehampton. Backing up to more than 50 acres of farmland, a newly renovated and expanded 4,600 SF+/- traditional awaits its next owner to savor all the pleasures of bucolic Bridgehampton South. Numerous common rooms define the first level of this 4+ bedroom retreat as oak floors fan out to include gracious living room with fireplace, formal dining room and a well equipped kitchen opening to its own den with fireplace. Upstairs the master suite dominates a second floor with 3 additional guest suites and a large common bathroom. The newly added 300 SF+/- sunroom connects over stone floors to a two story pavilion that serves as an informal living room/ pool house with cabana kitchen and full bath with room for overflow guests upstairs where a gym now stands. An additional 1,000 SF+/- of space awaits in the finished lower level featuring recreational spaces and a full bath with direct access to the outside. The 40' heated pool is the centerpiece of a backyard that overlooks the farmfields to the south. Walk to Bobby Vans for lunch, bike to the beach or just hang out all day at this very affordable four season retreat.

Co-Exclusive. \$3.495M WEB# 48465

