

OCEAN ROAD

Bridgehampton. Nearly 3 acres on iconic Ocean Road is the site for a sensational new 7 bedroom manse which is destined to become one of the significant estates of Bridgehampton South. An allee of stately Linden's forms a canopy above a gated drive past the all weather 60' X 120' tennis court set within the front lawn to a 9,100 SF+/- shingled traditional, warmed by 8 fireplaces and having all the finishes and amenities that have become the hallmark of a grand Hamptons estate. A glassed entrance vestibule opens to a 22' high paneled foyer that sets the tone for this masterfully built and handsomely appointed residence beyond which lies a great room, living room, wood paneled library, dining room and an expansive state of the art kitchen with butlers pantry and adjacent morning room, all warmed by fireplaces. A breakfast pavilion wrapped in glass and 2 powder rooms complete the 1st floor. Upstairs, the grand master wing reigns to the south offering sitting room with fireplace, a private terrace, his and her closets and luxurious bath. A junior master suite to the north with fireplace and covered terrace is joined by four additional bedrooms with baths all ensue. An elevator reaches an additional 3,700 SF+/- finished lower level which includes staff quarters, living room, wine cellar and a true spa experience with gym, steam and sauna. Geothermal heating, county water and public gas which powers a whole house generator add to the property's élan. A unique 3 car garage with porte-cochere houses all the toys with optional hydraulic capacity for 3 additional vehicles. A covered courtyard with outdoor kitchen and fireplace joins with 3,000 SF+/- of stone patios that overlook the 20' X 60' salt water Gunite pool with spa, pool house and sumptuous landscaping on an already private shy 3 acre lot. Call for full plans and particulars today.

Exclusive \$17.995M WEB#27073

Exceptional Properties ...

... Exceptional Results



COTTAGE BY THE SEA

Water Mill. You've always talked about that great oceanfront beach house you'd buy near Southampton, perhaps on Flying Point Road, near enough to the village but far from the crowds. Having your own board walk to the beach with one of those rare dune top wooden platforms would be fantastic too. Hopefully the views would also include blazing sunsets across Mecox Bay to complement the daily sunrises over the Atlantic. And it would be nice too if you could just plow your furniture in without having to do any renovations or buy the designer offerings that are already there. Don't you just love how it enhances the crisp interiors and the newly refinished light pine floors? Certainly you imagine the languorous lunches and intimate moonlit dinners you'll enjoy, all prepared in the new state of the art kitchen. And naturally you would expect room for expansion down the road with perhaps that coveted pool. You say you already own a big estate off the water with pool and tennis? Well wouldn't this serve as a great beach bungalow during the day and a perfect guest house for the overflow at night? Imagine the bonfires on the beach with food being prepared right inside. There's only one catch...you'll have to hurry as there aren't any other 3 bedroom beach houses, done to perfection, at this price hanging around at the moment. In fact, maybe you should call today.

Exclusive. **\$8.5M WEB# 23614**



COVE HOLLOW ROAD BY M&M CUSTOM LUXURY HOMES

East Hampton. East Hampton. M & M Luxury Custom Homes returns to East Hampton South as construction is well under way in picturesque seclusion on 1.25 acres in the coveted enclave that is Georgica. This 6,300 SF +/-, 8 bedroom traditional offers on the 1st floor great room, den and informal living room connecting to the fully outfitted kitchen, all warmed by fireplaces. A formal dining room bolstered by butlers pantry, generous guest master suite, a pair of powder rooms and covered porch completes the first floor. Upstairs the expansive master wing runs from the front to the back of the residence offering luxurious bath with steam shower and heated floors, his and her closets and cozy sitting room. Four additional well placed ensuite bedrooms accommodates weekend entertaining. There is also unfinished attic space that awaits the fertile imagination. The finished lower level adds nearly 3,000 SF +/- and is complete with a tiered media room, prewired for your own home theatre, as well as wine cellar, gym, recreational rooms and a pair of staff suites. Outside a cabana overlooks the 20' X 40' pool, spa and a rare 4-car detached garage. All this, just a short distance to village shopping and ocean beaches.

Exclusive. **\$7.95M WEB# 39576**



SOPHISTICATED ESTATE IN A PRIVILEGED ENCLAVE

Southampton. Sheltered behind a gated entry, this stunning stone walled, manor-like home is the last of three properties secluded on a private lane in the heart of the village. 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 center-isle gourmet 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. Outside, 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 +/- . With so much land coupled with so much potential, this superlative estate, now priced to sell, awaits your preview today.

Exclusive. **\$6.25M WEB# 22906**



M&M CUSTOM LUXURY HOMES IN SOUTHAMPTON HILLS

Southampton. Somewhere in between Matt, Kelly and Sir Ivan, perched wonderfully on an acre, a beautifully conceived traditional, well under construction, offers the ultimate four season Hampton experience in a private setting. Generous room sizes, superlative construction and exquisite finishes find harmony in this 6,200 SF +/- residence with richly stained oak floors throughout that features, on the first floor, a great room with fireplace, gourmet eat-in kitchen with professional appliances and a butler's pantry leading to the formal dining room. An intimate living room, guest master suite, powder room and separate pool bath complete the main level. Upstairs the master wing with fireplace, luxurious bath, a pair of walk-in closets and a private balcony is joined by 3 additional bedrooms with baths all ensuite. Untapped potential above the 3-car heated garage awaits a buyer's imagination while finished space in the lower level includes staff suite and recreational areas. Outside the screened porch with fireplace and the broad stone patio overlooks the heated Gunite pool and spa framed by lawn and a complete landscape package. As the opportunity still exists to infuse your own personality into the finishes, now is the time to preview this singular offering.

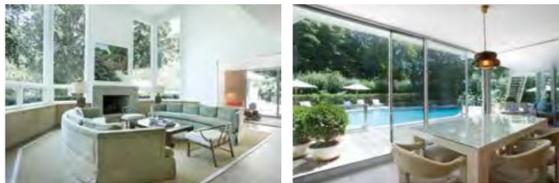
Exclusive. **\$3.25M WEB# 12670**



EXQUISITE MANOR HOME

Bridgehampton. In a premier location, framed by the sprawling farm fields of Bridgehampton South, a nearly 7,000 SF +/- newly constructed exquisite manor home designed by McDonough & Conroy and custom built for exacting owners by Farrell Building Co. with stunning interiors by Greg McKenzie, epitomizes much of what makes the Hamptons a world class destination. The sun drenched entry some 20' high, welcomes all over white oak floors that fan out to include the dramatic great room with fireplace, an expansive kitchen bolstered by adjacent living room with fireplace as well as a butler's pantry that services the intimate dining room. A sunroom is warmed by a fireplace and heated floors while a patio awaits just beyond. A fireplace guest master will become the favorite haunt of lucky invitees. A laundry room and a two car garage complete the first floor. Upstairs the impressive master suite offers fireplace, luxurious bath with radiant heat and steam shower encased in glass walls and a private balcony. Sharing the 2nd floor and views of the surrounding farm fields are 3 bedrooms, with baths all ensuite, second laundry room and an additional 500 SF finished room waiting to be designated as an office, studio or an extra bedroom with plumbing nearby to add a convenient bath. An elevator accesses an additional 3,000 SF +/- of finished space in the lower level offering recreational areas, 2 staff suites and dedicated gym space. Outside, this privately landscaped property with generous stone patios and lawn, embraces an impressive 600 SF +/- pool house, with both indoor and outdoor fireplaces and showers, cabana kitchen, napping room, full bath, and laundry servicing the 44' heated Gunite salt water pool with spa. Walk to the village for lunch and shopping or bike to the beach from this coveted south of highway location.

Exclusive. **\$8.25M WEB# 38785**



SLEEK AND SOPHISTICATED IN GEORGICA

East Hampton. With the seasoned aesthetic of a global traveler combined with a keen understanding of modern art, architecture, and design, an owner on the move has transformed a 1970's Don Chappel Georgica original into her personal MOMA which is now available for one discerning buyer. Once a haunt of local artists, the house was reworked and enlarged to 7,500 SF +/- and 7 bedrooms in 2008 by architects Brent Leonard and Sean Webb of New York's FORM Architecture + Interiors, providing space needed for gracious entertaining, for sleeping more guests and for an ever-expanding collection of artwork. Sun-drenched during daytime via floor to ceiling windows, the sophisticated interiors at night become the focal point of gatherings offering dramatic great room, office, den, formal dining room and a professional kitchen bolstered by its own relaxed living room. The master wing with luxurious bath, a pair of walk-in closets and private balcony is joined by 5 additional guest suites. The finished lower level offers staff accommodations, laundry facilities and recreational spaces. Outside of the airy stucco and glass edifice, there are balconies and broad porches which overlook the oversized heated Gunite pool and pool house, embraced by generous lawn, established trees and colorful plantings all safely tucked behind a gated drive. Now at an attractive new price.

Co-Exclusive. **\$6.95M WEB# 26965**



FIRST NECK LANE

Southampton. A superlative example of what happens when masterful construction, generous room sizes, intelligent flow and a sensational landscape plan are all combined with inspired interior design awaits in Southampton's estate area. This superbly maintained masterpiece, sitting on 2.25 acres at the end of a long, gated drive, welcomes you into a 20 ft. high grand paneled entry across dark stained 8 inch wide antique hemlock floors that completely cover the 8,500 SF +/- of living space. The first floor with 10 ft. ceilings throughout, includes a 26 ft. X 31 ft. fireplaced great room with coffered ceilings and multiple seating areas, a 26 ft. X 21 ft. Hemlock clad library with fireplace, built in media and a formal dining room. The kitchen, augmented by a complete butler's pantry, opens to its own living room with fireplace and breakfast banquette. Staff quarters, laundry room, 2 powder rooms and a 3-car garage complete the 1st level. The second floor is reached by an extra wide staircase leading to the 1,600 sq. ft. master suite complete with his/her baths, dressing rooms, sitting room with fireplace and private terrace overlooking the backyard. Separate, down a wide, gracious hall are 5 additional bedrooms, all with baths ensuite that end with a back staircase going back down to kitchen. The 3,500 SF +/- finished basement includes recreational rooms, temperature controlled 10,000 SF +/- bottle wine cellar, media room, additional staff lounge and full bath. An elevator connects all three levels. Outside the screened porch overlooks the stunning landscape plan, designed by Edmund D. Hollander, that surrounds the 50' Gunite pool w/ separate spa, expanded pool house and sunken Har-Tru court. Captivating, compelling and available for you to start making your Hamptons plans today.

Exclusive. **\$16.995M WEB# 29301**

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Exceptional Properties...Exceptional Results

Southampton to Montauk...Sagaponack to Shelter Island



East Hampton. \$19.95M*



Wainscott. \$16.95M*



Water Mill. \$7.995M*



Water Mill. \$4.65M*



Bridgehampton. \$6.495M*



Shelter Island. \$3.695M*



Southampton. \$5.15M*



Water Mill. \$14.95M*



Wainscott. \$14.9M*



East Hampton. \$2.695M*



Sagaponack. \$13.995M*



Bridgehampton. \$8.95M*



Montauk. \$3.75M*



Sagaponack. \$3.695M*



Shelter Island. \$7.25*



Water Mill. \$19.5M*



Bridgehampton. \$4.395M*



Sag Harbor. \$899K*



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