



THE PROMISE OF THINGS TO COME

Sagaponack. Nearly three acres, awash in Sagaponack sea breezes and only a few hundred yards to the beach, presents an unparalleled opportunity in the hamlet that has become the nexus of the Hampton lifestyle. An amiable 4 bedroom farm house of recent vintage anchors this expansive property, which additionally offers a two-story barn with upstairs finished loft and full bath, heated pool and acres of grassy expanse, all secluded behind tall perimeter trees. However, those seeking something more formidable might be intrigued to learn that this singular offering could accommodate a new 8,300 SF +/- residence, pool, 1,245 SF +/- pool house/accessory structure and full size North/South tennis court that would have views to the East of a nearby horse farm and South across an 11 acre reserve past a handful of ocean side estates to the very Atlantic beyond. Held in the same ownership for nearly 400 years, this never before available 2.75 acre property presents a limited window to create the ultimate Hampton experience.
 Exclusive. Price Upon Request WEB# 31536



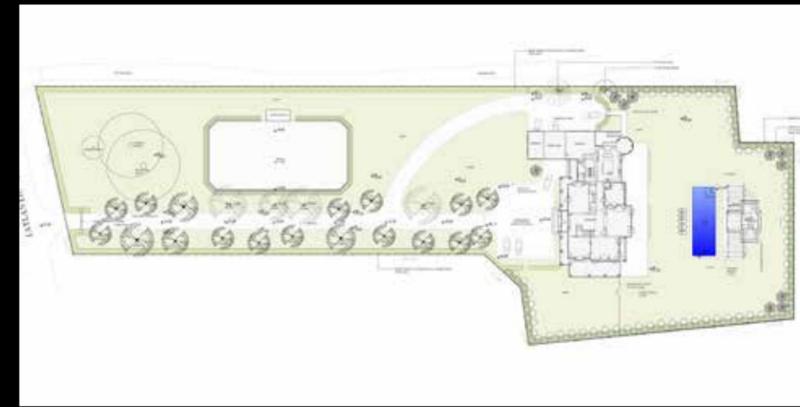
SOPHISTICATED SOUTHAMPTON ESTATE

Southampton. A motivated seller has mandated sale of this property now by reducing the price to a very compelling number. 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 1/2 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 Sq Ft. With so much land coupled with so much potential, this superlative house and property awaits your preview today.
 Exclusive. \$6.25M WEB# 22906



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 ensuite. 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



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

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