



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 humidor 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 with separate spa, expanded pool house and sunken Har-Tru court. Captivating and available for you to start making your plans today. Exclusive \$16.995M WEB# 29301



SOPHISTICATED ESTATE IN PRIVATE ENCLAVE



SOUTHAMPTON OCEANSIDE ESTATE



Southampton. Informed by an aesthetic that reaches across centuries while embracing the best of what's new, a magnificent residence commands 2.5 manicured acres of gardens and specimen trees in an estate setting within Southampton's most coveted gated community with deeded beach access. Timeless splendor and gracious elegance combine within this 10,000+ sq. ft. European style manor which is lent a measure of gravitas by its stucco and stone exterior and is sequestered behind a gated entry that leads to house and a pair of 3 car garages. A gracious foyer between a pair of curved staircases leads to living room, den and formal dining room. An everyday kitchen opens to its own living room with fireplace while a separate professional kitchen for more serious dining is bolstered by a butlers pantry. The main floor master wing is a sanctuary unto itself with sitting room with fireplace, office with powder room, his and her baths and closets and sumptuous sleeping chamber that opens to its own covered patio. Upstairs 7 additional well appointed bedroom suites await, including 2 with separate sitting rooms. An elevator connects to 4000 SF of finished lower level including a 14 seat home theatre, recreational room with bar and billiards area and adjacent wine cellar, game room and 2 staff suites. A covered porch with fireplace looks out to the pool, spa and full size all weather court, all serviced by an ingenious pool cabana. Above the separate 3 car garage awaits the fully equipped gym. A golf cart takes you to one of the most beautiful beaches in all of the Hamptons. Make plans to preview this sensational offering today.

Co-Exclusive. Price Upon Request WEB# 29998

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



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

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