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JUDSON LANE: GEORGIA'S BEST VALUE

East Hampton

Cover property presented by
GARY DEPERSIA
THE CORCORAN GROUP

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M&M CUSTOM LUXURY HOMES BY MECOX BAY

Water Mill. Caressed by bay and ocean breezes a 7,800 SF+/- residence by M & M Custom Luxury Homes is well into construction on 1.5 acres with views overlooking Mecox Bay to the South and a contiguous 35 acre reserve to the North. A grand two-story paneled foyer ushers all over 8 inch rift and quarter sawn white oak floors into the great room and living room, both warmed by fireplaces and highlighted by custom moldings and intricate details. Command your empire from an office, sequestered from the rest of the residence with its own entrance, that offers views of the bay from a well positioned desk. A generous eat-in gourmet kitchen augmented by large pantry will form the centerpiece of this spectacular new home while the formal dining room with fireplace is large enough for both sides of the clan. A guest bedroom suite, powder room, mud room with an additional powder room and a 3-car heated and tiled garage complete the first floor. Upstairs the master wing with sitting room, fireplace, walk-in closets, expansive bath, balcony and covered waterview terrace is joined by four guest bedrooms with baths all ensuite. A library/media room looking out over the reserve puts the finishing stroke on the second floor. The lower level adds 4,000 SF+/- of additional living space including recreational areas, gym with a sauna and steam, spa bath, home theater and 2 staff suites. An outside fireplace highlights the broad stone patios which lead to the heated Gunite pool with spa, cabana and sunken N/S tennis court, all with views of the reserve beyond. Now is the perfect time to preview this superlative new construction while the opportunity exists to infuse your own personality into the completed estate. Call for plans and full construction details today.

Exclusive. \$10.95M WEB# 13796



JUDSON LANE: GEORGICA'S BEST VALUE - COVER PROPERTY

East Hampton. With less than a half dozen houses available with tennis South of the highway from Amagansett to Bridgehampton under \$6M, this property affords the savvy buyer a unique opportunity. Designed by noted architect John Laffey for Haddonfield Associates on almost 1.5 acres south of the highway on a quiet lane between Jericho and Georgica Roads, a 4,500 SF+/-, 5 bedroom traditional residence, buffered to the south by acres of wooded reserve, offers a sun drenched environment with walls of windows and French doors, spacious common rooms, a sensible bedroom layout and attractive outdoor amenities to form the perfect opportunity for a 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 appropriately sized guest suites with baths all ensuite complete the second floor. A separate staircase over the two car garage leads to a bedroom and bath sequestered from the rest 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, designed and maintained by Craig Socia, embraces the heated Gunite pool, built in outdoor kitchen and sunken Deco Turf north-south tennis court. An up to date audio/visual package completes this offering at an uncomprable South of the highway price.

Exclusive. \$4.65M WEB# 42825



M&M CUSTOM LUXURY HOMES ON COVE HOLLOW, GEORGICA

East Hampton. M & M Custom Luxury Homes returns to East Hampton South as construction is nearly complete 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 butler's pantry, generous guest master suite, a pair of powder rooms and covered porches 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 encourage 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 50' pool, spa and a rare 4 car detached garage. All this, just a short distance to village shopping and ocean beaches.

Exclusive. \$8.295M WEB# 39576



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

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BRIDGEHAMPTON HORSE COUNTRY ESTATE PARCEL

Bridgehampton. A rare 5.5 acre vacant estate sized parcel is now available to build a grand house in a spectacular location. Plans that were done with McDonough & Conroy are available for a 10,000+ SF house, recreational/pool house building, pool, spa, cabana, tennis court and detached garage. In an area where houses are selling on only 1-2 acres for over \$5M, this property provides a unique opportunity to create your own estate at an amazing price. Close to Bridgehampton's iconic village, world class golf courses and ocean beaches, this property demands your attention today. Call for a survey and full particulars.

Exclusive. \$3.25M WEB# 00806



GIBSON LANE: 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, substantial additional square footage in a finished lower level, 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



ALMOST OCEAN OFF FURTHER LANE

East Hampton. Spanning nearly 2.5 sun-splashed acres 400 yards from the beach, this Lawrence Randolph designed home combines masterful construction with state of the art amenities to create the ultimate East Hampton estate. With a very spacious 8,500 SF +/-, a 6 bedroom residence offers panoramic views from gracious rooms including the state-of-the-art kitchen with its own informal living room, double height great room, formal dining room, luxurious master suite with private ocean view balcony and his and her baths plus 5 additional bedrooms with full baths and radiant heat. An additional 3,500 SF +/- awaits in the finished lower level including recreational rooms, gym, full bath and staff lounge. An elevator connects all three floors. Outside extensive mahogany decking and broad stone patios frame the heated Gunite pool, spa, pool house and N/S tennis court amidst superb landscaping. All this, with deeded ocean access to the broad beaches of Two Mile Hollow now complete with facilities and life guards.

Co-Exclusive \$18.995M WEB# 24232