

# When Your Ski Pass Expires... It's Time For The Beach Pass



COTTAGE BY THE SEA



**Water Mill.** You've always talked about that great beach house you'd buy near Southampton, perhaps on Flying Point Rd near enough to the village but far from the crowds. Hopefully the views would also include blazing sunsets across Mecox Bay to complement the daily sunrises over the Atlantic. Wouldn't it be nice if you could just plop your furniture in without having to do any renovations or better yet, buy the designer's offering already there? 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. You had better hurry though as there aren't many three bedroom beach houses at this price hanging around at the moment. Call today.

Exclusive. \$9.25M WEB# 23614



GARDINER'S BAY: WHERE EVERYDAY IS SATURDAY



**Amagansett.** Make life one long weekend when you own an incomparable 3,500 SF+/- Amagansett bayfront residence that sits along 120 ft of bulkheaded waterfront. Heroic water views with incredible sunsets from three levels of living space is the calling card for a 4 bedroom, 4.5 bath retreat, recently rebuilt that includes spacious living room with fireplace and full bar, a completely outfitted kitchen and convenient first floor guest suite. The indoor Endless pool sits within its own waterview atrium. An office and heated garage complete the first level. Upstairs the expansive master with luxurious bath and gym has its own balcony with access to the unique roof deck. There is a finished lower level with staff lounge, full bath and laundry area. Moor your boat or hang out on your own wooden float.

Exclusive. \$3.45M WEB# 41800



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

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