



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 SF+/- 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 butler's 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 4,000 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. \$17.95M WEB# 29998



LINDEN HOUSE

Water Mill. Deriving its name from the two specimen trees that frame the front part of the property, Linden House is the latest creation by the talented and visionary developer/designer James Michael Howard. Being offered completely furnished, the 10,500 SF +/-, 7 bedroom residence, on three levels of living space, exemplifies coherency in an abstract world of architecture, interiors and the landscape that contain them. The light beams into the interiors with all the wonderful qualities of a summer cottage with its natural charm. The house, embraces in a most natural way, the 1.25 acre bucolic setting adjacent to a private farm field, reserved for perpetuity. Wire brushed, quarter sawn white oak flooring welcome all into the main entry hall that fans out to include great room, den and expansive kitchen all warmed by fireplaces. Multiple opportunities exist for intimate dining or for very large parties in a dining room environment of limed oak and upholstered walls. A first floor guest master, sheathed in a custom painted snake skin wall covering and gracious powder room complete the first floor. The interiors, while dazzling and chic are a wonderful ode to comfort and style. Sumptuous sofas and chairs are arranged in concert with practical tables and stylish art. The floating staircase, inspired by Sir John Soane, includes bottom detail that ripples and undulates like a waterfall spilling from the 2nd floor. Sequestered on one end upstairs, an expansive master suite includes large sleeping chamber with custom designed fireplace and dramatic ceiling detail, sumptuous bath of intricate design and a generous, fully outfitted walk in closet. Three large guest bedrooms, with baths all ensuite, complete the second floor. Beds are fitted out with the finest linens, luxurious fur throws and down coverlets. The lower level offers full home theatre, fully outfitted, kitchen, living room with media area and billiards table and two beautiful bedrooms suitable for staff or the weekend overflow of guests. Geo-thermal heating, Control4 technology and Lutron lighting system adds to the properties panache. Outside, the oversized loggia is a marvelous place to dine alfresco on a magnificent scale. The heated 55' Gunite pool with spa is serviced by a three room cabana which includes living room, exercise room and complete spa bath with massage area. A detached 2 car garage with porte-cochere creates ease of entry. It is an intelligent and thoughtful property, which deserves to exist and give back something of merit to its owners. A place to dream, re-connect and be inspired. Inquire about rental possibilities.

Co-Exclusive. \$11.95M Furnished WEB#35664



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Gary R. DePersia
Licensed Associate Real Estate Broker
m: 516.380.0538
gdp@corcoran.com

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