



TWIXT LAND AND SEA: NEW CONSTRUCTION IN AMAGANSETT SOUTH

Amagansett. Straddling the villages of East Hampton and Amagansett, a stunning gable roofed traditional home is being planned for a 1.1 acre parcel on a private south of the highway cul de sac. Being built by Farrell Building Company for a demanding investor, this impressive home will usher all through a two story paneled foyer over richly stained oak floors that fan out to include the sundrenched great room and cozy den both adorned with fireplaces, coffered ceilings and raised paneling. A professional equipped eat in kitchen services the formal dining room. A powder room and two car heated garage complete the first floor. Upstairs the expansive master wing with luxurious bath and walk in closet is joined by 4 additional ensuite bedrooms. A 2,000 SF +/- finished lower level includes recreational area with fireplace, media room, gym and staff suite. Outside colorful landscaping and verdant lawn will frame the heated Gunite pool and spa sheltered behind dense perimeter plantings. Call for full specifications today and plan to infuse your own personality into this inviting new construction.

Exclusive. \$4.995M WEB# 64443



RESERVE YOUR VIEWS IN WATER MILL

Water Mill. Perched wonderfully on 1.5 acres, overlooking more than 30 acres of reserve, within a privileged enclave of homes, a beautifully conceived 6 bedroom traditional by Gregory Curto Builders, in the finishing stages of completion, offers the ultimate four season Hampton experience. Generous room sizes, superlative construction and exquisite finishes find harmony in this 6,000 +/- sq. ft. residence with richly stained white oak floors throughout that spread out to include a 22' high entry foyer leading to living room, great room with fireplace, gourmet kitchen with professional appliances, formal dining room, 1st floor guest master suite, powder room and a 2 car garage. Upstairs, the expansive master wing offering fireplace, sumptuous bath and private balcony reigns over 4 additional bedrooms with baths all ensuite. An unfinished basement with 10' ceilings and deep window wells offers more possibilities. Outside broad porches and patios overlook the 50' heated pool with spa and sunken N/S tennis court framed in a sea of verdant lawn. With the villages of Southampton, Water Mill, Bridgehampton and Sag Harbor within easy reach, this sensational new construction will put you in the middle of all the Hamptons has to offer.

Exclusive \$4.795M WEB# 43793



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COVE HOLLOW ROAD

East Hampton. M & M Luxury Custom Homes returns to East Hampton South as construction is now 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 butlers pantry, generous guest master suite, a pair of powder rooms and covered porch 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 accommodates weekend entertaining. There is also unfinished attic space that awaits the fertile imagination. The lower level adds nearly 3,000 SF+/- of finished space and is complete with a tiered media room, prewired for your own home theatre, as well as wine cellar, gym with full spa bath, recreational rooms and a pair of staff suites sharing another full bath. Outside a cabana overlooks the 20' X 50' pool, spa and a rare 4-car detached garage. All this, set within a sea of verdant lawn behind dense perimeter plantings, 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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MALIBU EAST IN SAG HARBOR



Sag Harbor. The words sunrise and sunset will become an important part of your daily lexicon when you begin and end your days in this meticulously maintained beach house poised on the brink of Noyac Bay in very hot Sag Harbor. Expansive waterviews from nearly every room of this beautifully finished 2006 traditional are just the opening chapters in a taut tale describing a four bedroom, three story residence that welcomes all into an open floor plan on the main level that includes living room with fireplace, well appointed kitchen and dining area. A cozy den and full bath complete the first floor. Upstairs the sumptuous master wing with incredible views has its own marble bath while three additional bedrooms await nearby. A short staircase leads to yet another level of finished space where the two nicely appointed rooms could become the perfect venue for an office, playroom or yoga studio/gym. Walls of windows and French doors lead from the first floor to a covered porch, intimate patio and an expansive deck all overlooking your own sandy beach below the bulkhead where just beyond you can moor your boat. Walk to Cromers in the morning for your pastries and NY Times or sail across Noyac Bay for an afternoon at Sunset Beach. The choices are yours when you make this new offering your own.

Exclusive. \$3.25M WEB# 29481



AMAGANSETT'S BELL ESTATE

Amagansett. A signature Larry Kane 6 bedroom, 6 bath traditional of recent vintage is poised to find a new owner. Sequestered at the end of a cul de sac behind a gated entry, the 6,000 SF+/- residence offers the quintessential Hampton experience on three levels of living space. As you enter the inviting entry over oak floors, spread out before you is the great room with fireplace that opens to the formal dining room offering views of the property. The expansive kitchen, professionally equipped, enhanced by fireplaced eat in area and bolstered by a large pantry flows seamlessly into an adjacent den which will quickly become a preferred TV venue. Upstairs the spacious master suite with tray ceiling, fireplace, his & her closets and luscious bath is joined by 3 additional bedrooms. A separate guest wing above the garage has 2 additional ensuite bedrooms. The finished basement with deep, light filled window well offers more possibilities. The verdant 2 acre property includes handsome stone walls, brick patio and colorful landscaping that frame the heated Gunite pool with optional childproof fencing. With village shopping, bay beaches and the ocean surf nearby, this compelling offering demands your attention today.

Co-Exclusive. \$2.495M WEB# 29926

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BAY LANE



Water Mill. Ocean and bay breezes will reward the fortunate buyer of a newly listed 6 bedroom traditional deep in Water Mill South embraced by 12 acres of reserve and just several hundred yards to Mecox Bay. Custom built in 2006 by Farrell Building Company for demanding owners, this nearly 7,000 SF+/- impeccably furnished retreat offers a wonderful floor plan with common rooms that include great room, den and wood paneled library, all adorned with fireplaces and coffered ceilings. The sensational sun drenched eat in kitchen transitions wonderfully to the intimate formal dining room. A private master wing, including sitting room, fireplace, private balcony and luxurious bath, shares the second floor with 4 additional guest bedrooms, all with baths ensuite. A fully finished basement offers another 3,000 SF+/- including recreational areas, media room, wine cellar, sauna and staff quarters. Outside, the broad porches, with retractable awnings, overlook the heated Gunite pool, spa, slate patios and expansive lush lawn. Wind surf, kite board or paddle board merely yards from your front door. Preview today so you can be in by Summer 2014 and for many seasons to come. (Interior photography by Ricky Zehavi)

Exclusive. \$8.95M WEB# 45679



NEW WATER MILL NORTH ESTATE BY EAST END BUILDING CO.

Water Mill. A world class estate by East End Building Company on 2.5 acres, offering expansive views over vast stretches of farmland, will be ready in less than a year for one discerning buyer in a bucolic setting. A new 8 bedroom traditional offers understated elegance and exquisite craftsmanship throughout nearly 11,000 sq ft on three levels of living space. A dramatic double height paneled foyer begins a journey through a superb floor plan including a great room with fireplace opening to an inviting covered patio. The state of the art kitchen is bolstered by a butlers pantry leading to the formal dining room. An informal living room with fireplace will quickly become the place to watch TV or read a favorite author. A guest master bedroom with fireplace and expansive bath, powder room, laundry facilities and a three car garage complete the first floor. Upstairs, the master wing offers fireplaces warming both the sleeping chamber and a separate sitting room with wet bar. A luxurious bathroom is joined by dressing room, walk in closets and a private terrace overlooking the property. Four additional bedrooms with baths all ensuite, a computer niche and laundry facilities complete the second floor. Two staircases and an elevator connect all floors to the finished lower level offering wine cellar, home theatre, gym, billiards room and a pair of bedroom suites including one with fireplace. Both covered and uncovered patios overlook a beautiful landscape package with stone walls, lush lawn and specimen trees that frame the 45' Gunite pool and spa, pool house and full size tennis court. Call today for full plans and specifications.

Co-Exclusive. \$6.995M WEB# 36643