



## RUXTON ROAD AT COVE HOLLOW FARM

**East Hampton.** Defined by an aesthetic that reaches across centuries while celebrating the best of what's new, a 7 bedroom residence commands over 3.5 park like acres in a coveted Georgica location. Timeless splendor and a gracious elegance converge within this 7,700 SF+/- manse that welcomes you into a double height entry over white oak floors that fan out to exquisite common rooms to include the 2 sided great room with fireplace and a light filled sun room as well as the formal dining room, large enough for both grand and intimate entertaining. The generous, fully equipped kitchen is bolstered by its own breakfast room. A den with full bath along with a staff apartment, adding to the bedroom potential, completes the first floor. Upstairs the master wing with fireplace, sumptuous bath, walk in closet and private terrace anchors a 2nd floor that additionally has two bedrooms with baths ensuite while a separate wing has two more guest suites. A finished lower level adds sitting room, gym, sauna and wine cellar. An L-shaped annex, embracing the 60' pool, houses a lounge, potting shed and unique cabana. Edmund D. Hollander has created a sense of tranquility and a park like setting along with extensive stone patios, sprawling lawn, specimen trees, apple orchard and flowering gardens that frame the tennis court with pavilion and an 80 yard golf hole. Public water and gas along with a generator add to the property's élan. A truly unique offering in a privileged setting, only a short distance to village shopping, ocean beaches and world class golf courses, comfortably sequestered in a privileged setting.

Co-Exclusive. \$11.9M WEB# 36726



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