



CHARLES W. OSBORNE HOUSE

East Hampton. In 1840, Samuel Morse patents the telegraph, Harrison was elected the 9th U.S. President and American explorer Charles Wilkes identifies Antarctica as a new continent. And that very same year, far closer to home, a small 2 story house was completed for Charles W. Osborne in the burgeoning summer outpost of East Hampton on the corner of Dayton and Main. Various renovated and enlarged over the years, the house was moved to its current more private acre on nearby Edwards Lane in 1940, just down the street from village shopping, local restaurants and the pristine beaches of Main Beach. The Osborne home would find the perfect owners in 2000 who would begin another round of changes under the guidance of talented local architect Erica Broberg Smith. Balancing the historical elements with the more relaxed way we live today, a careful restoration and 2 separate additions would be completed over the next decade with the help of Laran Construction, bringing the house to its current configuration of 6 bedrooms and 6.5 baths within 5,000 SF +/- on three floors of living space. The kitchen and bathrooms were thoroughly addressed while second floor additions were done over each of the wings to create a comfortable master wing with sitting room and fireplace along with an additional guest bedroom suite on the West side of the residence over the garage. A gracious formal living room, den with fireplace and a relaxed living room with fireplace off the kitchen stretch East to West on the main floor. Naturally the house was upgraded to be totally heated and air conditioned to reach up to the third floor bedroom suite. The beautiful screened porch now peers out to a new heated Gunite pool with brick surround overlooking the extensive gardens, perimeter plantings and expansive lawn. To quote Ms. Broberg Smith, "...the 19th century Osborne house is now fully updated to reflect a modern lifestyle while nodding to, and respecting the quiet, rural past of dirt roads and farming families." Preview today to perhaps add your own chapter to this historical tale.

Co-Exclusive. \$4.75M WEB# 37314



30+ ACRE OCEANFRONT COMPOUND IN SAGAPONACK (COVER PHOTO)

Sagaponack. A unique 30+ acre compound beckons, sharing both ocean and pond frontage in Sagaponack, the village that has come to epitomize the Hampton experience. **The Surf:** Poised on 8 acres above the dune, along 280 + Ft of pristine white, sandy beach, a sprawling 6,000 SF +/-, 7 bedroom residence with oceanside pool, offering sunrise views across the Atlantic Ocean and sunsets over neighboring Sagg Pond awaits. A separate carriage house hosts a 3 car garage with finished loft space above offering 4 rooms and a full bath. A small pond on the edge of the property provides a scenic buffer to the north.

The Turf: Across Sagg Main, a large swath of bucolic farmland, reserved for all eternity, runs along 400' of Sagg Pond stretching north over 23 acres. A large barn and green house anchor the southern edge of the field while a dock awaits a sailboat or kayak on the pond itself.

These unique properties, with so much land and potential, can be purchased separately or together. Call for more information or your private tour today.

Exclusive. \$35.99M | Oceanfront Residence on 8 Acres: \$28.995M | 23 Acre Reserve: \$5.995M



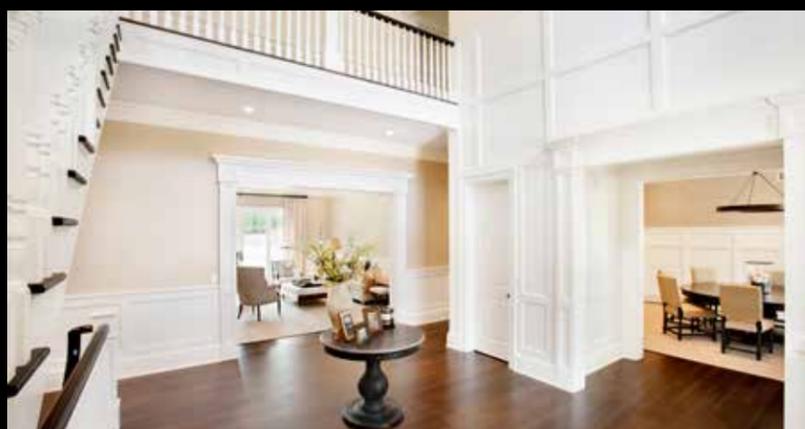
Southampton to Montauk...Sagaponack to Shelter Island
The Hamptons for Buyers, Sellers, Renters & Investors

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COVE HOLLOW ROAD

East Hampton. M & M 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, with new interiors by Gail Sitomer, 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 A cozy sitting room. Four additional, well placed ensuite bedrooms accommodate 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 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 built-in kitchen can be found on the broad covered porch while 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. Make your appointment for a personal preview today.

Exclusive. \$7.95M WEB# 39576



MONTAUK WATERFRONT COMPOUND

Montauk. Spanning nearly 7 acres across 4 separate, southwest facing, waterfront parcels, a singular harbor front opportunity has just emerged from the cool waters in very hot Montauk. This offering includes a Men at Work built 2 bedroom cottage of recent vintage on almost 1.5 acres that could become the gate house for an assemblage of properties that includes an adjacent 1.4 acre vacant building parcel. The centerpiece of this grouping is a nearly 1.5 acre parcel that includes the Packing House where tuna was once packaged and shipped overseas atop which sits a 2 bedroom apartment. The Tower building, to its right, offers storage, bathroom facilities, a 4 bay garage and an office above which overlooks the harbor. A small multi-use building sits just behind. One hundred fifty feet of dock reaches out to a unique barn-like boat house also built by Men at Work, surrounded by additional docking on 3 sides. Adding to this sprawling compound is a vacant 2.75 acre lot to the North with additional possibilities for development. Certainly you could explore the commercial potential which includes the bottom rights beneath the harbor, but a boating enthusiast might consider this the perfect opportunity to create the ultimate waterfront oasis accessible by land, sea and air, as the Montauk Airport is just walking distance away. With multiple uses, southwest exposure, brilliant sunsets and the entrance from Lake Montauk to Long Island Sound and the open waters of the Atlantic Ocean only a few hundred yards away, this compound should be previewed today before it escapes on the next tide.

Exclusive. \$24.95M WEB# 32737

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