



OCEAN ROAD

Bridgehampton. Nearly 3 acres on iconic Ocean Road hosts a sensational new 7 bedroom manse which is destined to become one of the significant estates of Bridgehampton South. An allee of stately Linden's forms a canopy above a gated drive past the all weather 60' X 120' tennis court set within the front lawn to a 9,100 SF+/- shingled traditional, warmed by 8 fireplaces and having all the finishes and amenities that have become the hallmark of a grand Hamptons estate. A glassed entrance vestibule opens to a 22' high paneled foyer that sets the tone for this masterfully built and handsomely appointed residence beyond which lies a great room, living room, wood paneled library, dining room and an expansive state of the art kitchen with butlers pantry and adjacent morning room, all warmed by fireplaces. A breakfast pavilion wrapped in glass and 2 powder rooms complete the 1st floor. Upstairs, the grand master wing reigns to the south offering sitting room with fireplace, a private terrace, large walk-in closet and luxurious bath. A junior master suite to the north with fireplace and covered terrace is joined by four additional bedrooms with baths all ensuite. An elevator reaches an additional 3,700 SF+/- finished lower level which includes staff quarters, living room, wine cellar and a true spa experience with gym, steam and sauna. Geothermal heating, public water and public gas which powers a whole house generator add to the property's élan. A unique 3 car garage with porte-cochere houses all the toys with optional hydraulic capacity for 3 additional vehicles. A covered courtyard with outdoor kitchen and fireplace joins with 3,000 SF+/- of stone patios that overlook the 20' X 60' salt water Gunite pool with spa, pool house and sumptuous landscaping on an already private shy 3 acre lot. Call for full plans and particulars today.

Co-Exclusive. \$18.5M WEB# 36871



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

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NEW WATER MILL NORTH ESTATE WITH TENNIS

Water Mill. Midway between ocean and bay, this 8,000 SF +/- residence on 2.5 acres offers masterful construction, consummate detail and impressive symmetry on three levels of living space. Spread out before you is the great room with coffered 11' ceilings, fireplace and wet bar, formal dining room, expansive kitchen bolstered by a butler's pantry and an adjacent informal living room with fireplace. An expansive master completes the first level. Upstairs, a second master with fireplace and private balcony reigns over 3 additional ensuite bedrooms. The finished lower level offers 2,500+ SF of finished space. Generous lawn, colorful landscaping and expansive slate patios frame the heated Gunite pool, spa and sunken all weather tennis court. With the villages of Southampton, Water Mill and Bridgehampton nearby, this beautifully conceived residence provides convenient access to all the places you want to be. Preview today in order to be in for Summer 2015.

Co-Exclusive. \$5.25M WEB# 44907



RESERVE YOUR COURT TIME 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 new 6 bedroom traditional with tennis by Gregory Curto Builders, now complete, offers the ultimate four season Hampton experience. Generous room sizes, superlative construction and exquisite finishes find harmony in this 6,200 SF +/- residence with richly stained 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 additional possibilities. Outside broad porches and stone patios overlook the 50' heated pool with spa and sunken N/S Har-Tru 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. Contact us today for full plans and to schedule your own private tour.

Exclusive. \$4.95M WEB# 43793



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