



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 of very hot Montauk at a very attractive new price. 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 down the road. 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. \$19.95M WEB# 32737



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 family 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 complete 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



HOOK POND LANE

East Hampton. In 1878 the first telephone operator was hired, Edison patents the phonograph, Gilbert & Sullivan's *HMS Pinafore* premiere's in London and Ivory soap washes its first face. That same year, much closer to home, Frederic Gallatin built the first house in the coveted enclave that would become Hook Pond Lane. Today, as you drive down this exclusive country road beneath an allée of mature trees you arrive at the lush 3 acre property along 200' of bucolic Hook Pond upon which is poised the nearly 8,000 SF +/-, 8 bedroom residence originally built at the close of WWII and renovated to perfection in the 1990's by Barnes & Coy, AIA.

A gracious entry leads to the formal living room. Sundrenched by day, at night it becomes the focal point of all your entertaining. Move on to the sunroom with bricked floors for a cup of coffee or quiet reflection looking out at the picturesque grounds. The large, complete kitchen, bolstered by a butler's pantry, opens to the family room warmed by its own fireplace as well as the formal dining room large enough for both sides of the family. Upstairs, the expansive master wing with balcony offers sweeping views across the pond and Maidstone Golf Course to the Atlantic Ocean. Seven additional guest bedrooms, with baths ensuite, complete the second floor. Outside a sea of verdant lawn, stretching down to Hook Pond itself, frames the heated Gunite pool, stone walls and walkways, specimen trees, flowering shrubs and its very own duck pond.

It's an historical, magical spot, a most coveted spot and on your first visit you understand why, in 1887, the East Hampton Star called this a "delectable spot". Contact us today for your own private tour.

Co-Exclusive. \$12.8M WEB# 25627

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

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