



GIBSON LANE

Sagaponack. Nearly three acres, awash in Sagaponack sea breezes and only a few hundred yards to the beach, presents an unparalleled opportunity in the hamlet that has become the nexus of the Hampton lifestyle. An amiable 4 bedroom farm house of recent vintage anchors this expansive property, which additionally offers a two-story barn with upstairs finished loft and full bath, heated pool and acres of grassy expanse, all secluded behind tall perimeter trees. However, those seeking something more formidable might be intrigued to learn that this singular offering could accommodate a new 8,300 SF+/- residence, pool, 1,245 SF+/- pool house/accessory structure and full size North/South tennis court that would have views to the East of a nearby horse farm and South across an 11 acre reserve past a handful of ocean side estates to the very Atlantic beyond. Held in the same ownership for nearly 400 years, this never before available 2.75 acre property presents a limited window to create the ultimate Hampton experience.

Exclusive. Price Upon Request WEB# 31536



OCEANSIDE IN QUOGUE WITH TENNIS AND A DOCK ON THE BAY (COVER PROPERTY)

Quogue. A new benchmark of oceanfront excellence has emerged on the beach along Quogue's coveted Dune Road as a superb traditional on 3.25 acres, offering tennis and a dock on the bay, has come to market for the very first time. Custom built in 2010 for exacting owners, the sprawling 13,000 SF+/-, 9 bedroom seaside residence has been professionally decorated by Robert Markham and has been designed for seamless entertaining. The grand 2 story paneled entry leads to the stunning formal living room as well as the professional, fully equipped, eat-in kitchen with adjacent family room. A unique glass-front, temperature controlled wine room is accessed from the formal dining room, offering a beautiful aesthetic during meals. A sumptuous wood-paneled office with fireplace and wet bar provides a quiet space to get some work done in between tennis matches, played on the full-sized, all-weather north / south tennis court. There are 4 fireplaces to warm the house and 2 more fireplaces outside to temper those chilly evenings. The 2,000 SF+ grand master wing with his & her bathrooms and closets includes a dressing room, sitting room and expansive private balcony with fireplace. Five additional bedroom suites plus a gym with full bathroom completes the 2nd floor. The state-of-the-art home is Crestron controlled with an elevator connecting both levels. Wonderful covered and uncovered patios overlook the heated gunite pool and spa. An outdoor summer kitchen with brick oven and ample patio space provide the perfect venue for al fresco dining along with a cabana with its own fireplace. A private walkway leads to the pristine ocean beach, past a sea of verdant lawn, over reinforced dunes, while a gated entry and extensive landscaping by Edmund D. Hollander Design ensures privacy. Surf the ocean in the morning when the waves beckon, kite board in the afternoon when the southwest thermals prevail or just relax at your own private beach with nearby lifeguard facilities. A dedicated dock across the street can accommodate up to 5 boats. Sunrises and sunsets along with an endless summer of beach and boating can be yours each and every day when you buy this incredible seaside estate.

Exclusive. \$24.95M WEB# 34397



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

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COVE HOLLOW ROAD BY M&M CUSTOM HOMES

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 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 an appointment today.

Exclusive. \$7.95M WEB# 39576



EXQUISITE MANOR HOME

Bridgehampton. In a premier location, framed by the sprawling farm fields of Bridgehampton South, a nearly 7,000 SF+/-, newly-constructed exquisite manor home designed by McDonough & Conroy and custom built for exacting owners by Farrell Building Co. with stunning interiors by Greg McKenzie, epitomizes much of what makes the Hamptons a world class destination. The sun drenched entry some 20' high, welcomes all over white oak floors that fan out to include the dramatic great room with fireplace, an expansive kitchen bolstered by adjacent living room with fireplace as well as a butler's pantry that services the intimate dining room. A sunroom is warmed by a fireplace and heated floors while a patio awaits just beyond. A fireplaced guest master will become the favorite haunt of lucky invitees. A laundry room and a two car garage complete the first floor. Upstairs the impressive master suite offers fireplace, luxurious bath with radiant heat and steam shower encased in glass walls and a private balcony. Sharing the 2nd floor and views of the surrounding farm fields are 3 bedrooms, with baths all ensuite, second laundry room and an additional 500 SF+/- finished room waiting to be designated as an office, studio or an extra bedroom with plumbing nearby to add a convenient bath. An elevator accesses an additional 3,000 SF+/- of finished space in the lower level offering recreational areas, 2 staff suites and dedicated gym space. Outside, this privately landscaped property with generous stone patios and lawn, embraces an impressive 600 SF+/- pool house, with both indoor and outdoor fireplaces and showers, cabana kitchen, napping room, full bath, and laundry servicing the 44' heated Gunite salt water pool with spa. Walk to the village for lunch and shopping or bike to the beach from this coveted south of highway location. Now at a very attractive new price.

Exclusive. \$7.595M WEB# 38785



RESERVE YOUR VIEWS IN WATER MILL SOUTH

Water Mill. Caressed by bay and ocean breezes a 7,800 SF+/- residence by M & M Custom Homes is now complete on 1.5 acres with views overlooking Mecox Bay to the South and a contiguous 35 acre reserve to the North. A grand two-story paneled foyer ushers all over 6 inch rift and quarter sawn white oak floors into the great room and living room, both warmed by fireplaces and highlighted by custom moldings and intricate details. Command your empire from an office, sequestered from the rest of the residence with its own entrance, which offers views of the bay from a well-positioned desk. A generous eat-in gourmet kitchen, augmented by large pantry will form the centerpiece of this spectacular new home, while the formal dining room with fireplace is large enough for both sides of the clan. A generous guest bedroom suite, powder room, mud room with an additional powder room and a 3-car heated and tiled garage complete the 1st floor. Upstairs, the master wing with sitting room, fireplace, walk-in closets, expansive bath and both covered and uncovered terraces is joined by four guest bedrooms with baths all ensuite. A library/media alcove looking out over the reserve puts the finishing stroke on the second floor. The lower level adds 4,000 SF+/- of additional living space, including recreational areas, gym with spa bath, wine cellar, optional home theater and 2 staff suites with full bath. An outside fireplace highlights the broad stone patios, upon which an outdoor kitchen resides, leading to the 20' x 40' heated Gunite pool with spa, cabana and sunken N/S tennis court, all with views of the reserve beyond. Now is the time to preview this superlative new construction to be in for the Fall and all the other seasons to come.

Exclusive. \$10.95M WEB# 13796



NEW CONSTRUCTION WITH TENNIS ON RESERVE

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 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

