



TO THE MANOR BORN

Southampton. Set within a gated entry walking distance to bay beaches and local marinas, an impressive 12,500 SF +/- 10 bedroom residence, built in 2008 and warmed by 5 fireplaces, reigns over 8.7 acres. An impressive 2 story entry leads past the den to the beamed ceiling, baronial-like great room enhanced by an enormous stone fireplace and full bar. A completely equipped kitchen services the fireplaced dining room. A guest master is joined by 2 additional first floor bedroom suites while a caretakers apartment is sequestered above the 6 car attached garage. Upstairs a lavish master wing is joined by 3 additional guest suites. A grand study with fireplace and powder room complete the second floor. The finished lower level includes living room with fireplace, wine cellar with tasting room and gym as well as massage and yoga rooms connected by a full bath. An elevator connects all 3 floors. A unique indoor pool with spa completes these magnificent interior spaces. Outside, broad stone patios and lush lawn frame the 48' heated Gunite pool augmented by its own cabana. This unique residence can be purchased separately or along with 2 contiguous 1.4 and 5.2 acre building lots.

Co-Exclusive. Entire Compound: \$6.3M WEB# 55452 | House: \$4.5M WEB# 53169 | 1.5 Acre Lot: \$650K WEB# 01330 | 5.2 Acre Lot: \$1.15M WEB# 01331

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EAT, DRINK, LOVE AT BRIDGEHAMPTON HORSE COUNTRY COMPOUND

Bridgehampton. Filled with character, an unabashed love of entertaining and surrounded by a kaleidoscope of color, a 3,200 SF +/-, 4 bedroom house awaits on 2 single and separate acres amidst verdant splendor in Bridgehampton's scenic horse country. A Sicilian farmhouse, reimagined, the 2 story residence, on its own 1 acre parcel, balances the improbable as a strong sense of style results in something innovative and totally correct. Gastronomic indulgence creates harmony among the spaces with numerous places to dine. The enclosed porch boasts places for chairs, backgammon, chess and of course, eating. Each area is replete with places to sit, dine and mingle. The dining room seats 14 while another dozen could dine on either side of the country kitchen in the cushy sofas, chairs and love seats strewn throughout the common areas. Light pours inside the house during the day, surfaces glistening while at night it becomes darkly romantic with an intimate glow. The rugged, expansive outdoor kitchen with stove, pizza oven and farm table services multiple tables arrayed beneath an eclectic trellised overhang. A heated pool is framed by the intricate gardens, specimen trees and perennial plantings accessed by winding stone walkways. An additional acre, landscaped into the setting, can accommodate tennis, guest house or other possibilities for expanding ones domain. Walk across the street to the fresh produce of a farmers market or grow your own in this fertile earth. The richness of life can be found within the confines of this singular offering where life, laughter and new memories will be created. Inquire about purchasing house and land separately.

Exclusive. Compound: \$3.995M WEB# 26183 | House Lot: \$2.795 WEB# 26066 | .93 Acre Vacant Lot: \$1.295M WEB# 04566



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



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

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