



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. Inquire about summer rental. Co-Exclusive. \$18.5M WEB# 27073



A SINGULAR OCEANFRONT RESIDENCE ALONG THE DUNES

Water Mill. A new significant modern residence has come to market on 1.5 acres above the dunes of Water Mill along 180+ ft of bulk headed ocean front. A masterful collaboration between Steven Harris Architects, Taconic Builders, Rees Robert Interior Designs and Edmund D Hollander Landscape Design for exacting owners has resulted in the recent completion of a 3,500 SF+/-, 4 bedroom, modern stone edifice with unobstructed vistas looking out across both the Atlantic Ocean and Mecox Bay. Walls of glass, some of which recede hydraulically into the floors bringing the outside in, afford views of both the sunrise to the south over the ocean as well as the sunset to the north over the bay. The beautifully realized kitchen anchors an open floor plan that includes living room with fireplace, media room and dining area all looking out to a vast liquid backdrop. The master wing to the east features sleeping chamber with fireplace, sumptuous master bath and ample built in closets. Two bedrooms with baths ensuite plus a separate guest wing on the west, that closes off to the rest of the house, are wonderfully spaced to afford privacy. Radiant heat warms all the floors while superb finishes are evident throughout. State of the art systems include geothermal HVAC system, automatic shades, Lutron lighting and a Savant automation system which can be set up to monitor and control the house from anywhere. A garage below can accommodate two vehicles. Outside the 50' infinity edge pool is serviced by a unique 600 SF pool house with fireplace, cabana kitchen and a grotto below offering underwater views into the pool. Call for your own private preview today in order to be in for Summer 2015.

Co-Exclusive. Price Upon Request WEB# 41537



MECOX FARM

Water Mill. A magnificent 3 acre estate, anchored by a fully furnished, James Michael Howard designed, 12,000 SF+/-, 7 bedroom residence, overlooks Water Mill's bucolic farm fields and the broad waters of Mecox Bay. The journey begins as you enter the grand foyer with inlaid limestone patterned floors. Sun-drenched by day, the two story, 21' x 30' Long Room, will at night, be the focal point for all your entertaining with custom limestone fireplace below lime washed ceiling beams. Quiet reflection can be found in the 21' x 19' library with hand cut vellum walls and stone fireplace. The 21' X 18' dining room with fireplace is serviced by a nearby glassed walled wine room. The expansive kitchen with adjacent breakfast room includes custom wood and stainless steel cabinets, a large island and professional appliances. Nearby, an 18' X 22' informal living room has coffered ceiling and a niche for a 120" TV. A first floor guest master suite including fireplace and large sitting room is joined by two elegant guest suites. Upstairs, a barrel vaulted vestibule opens to the master wing offering large sleeping chamber with paneled walls and separate sitting room boasting lacquered walls, a limestone fireplace and bar area. Notable his and her dressing and bathing areas find mutuality in a common showering room. The master and three additional guest suites have access to a second floor recreation room as well as expansive balcony overlooking the bay. A short staircase leads to a roof terrace with heroic views all the way to the Atlantic Ocean. A covered, 77' veranda looks out to the glimmering, infinity edged pool with spa serviced by a cabana with outdoor fireplace and professionally landscaped grounds including orchards, meadows and estate plantings. An enchanting and substantial piece of real estate with architecture, furnishings and property that are heart stopping...a place you will want to draw your last breath, all tied up in a beautiful package which is all too easy to open.

Co-Exclusive. \$24.95M WEB# 40700



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

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