



5 Acre Bay View Estate With Tennis

Water Mill. High in the hills of Water Mill North, a gated drive climbs gently towards a most magnificent 8 bedroom estate. Poised on nearly 6 acres of landscaped privacy, the 7,200 SF+/- residence, recently renovated and refurbished by designer Gale Sitomer, welcomes all over stone floors into a dramatic two story entry with walls of glass bringing light throughout the house. Private accommodations are scattered about the first floor including a featured guest master, 4 additional bedrooms with baths ensuite and 2 staff bedrooms sharing a full bath. Upstairs an open floor plan highlights common rooms that include living room with fireplace, dining room, large, professionally equipped eat-in kitchen with fireplace as well as a loft-like office with views to the Peconic Bay. Begin and end your days in the beautiful master suite augmented by the newly renovated luxurious bath. Additional amenities include a gym in the basement with space for a screening room and a two-car garage. Outside a large free-form Gunite pool with waterfall and spa is serviced by the 700 SF+/- pool house that overlooks the full size, all weather tennis court. wn the road. Contact us today for your private tour of this unique estate.

Exclusive. \$3.95M WEB# 41889



Seaside In Quogue

Quogue. A new oceanfront has emerged on coveted Dune Road as a superb traditional on 3.25 acres, offering tennis and a dock on the bay, has come to market anchored by a custom built sprawling 13,000 SF+/-, 9 bedroom seaside residence. 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 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 tennis court. There are 4 fireplaces to warm the house and 2 more fireplaces outside to temper those chilly evenings. The 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 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. A dedicated dock across the street can accommodate up to 5 boats. Sunrises and sunsets along with beach and boating can be yours each and every day.

Exclusive. Price Upon Request WEB# 34397

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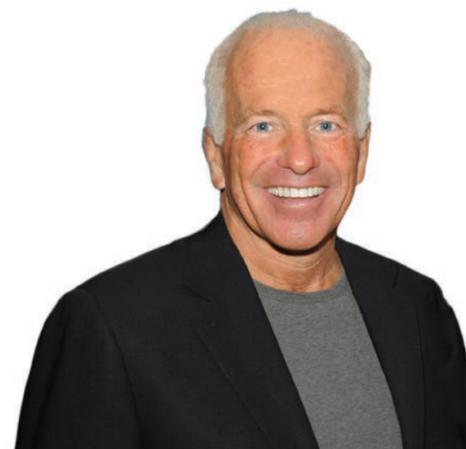
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Ocean Road

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 theater, 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. Ready now for Summer 2015 and all the other seasons to come. Available for rent various time frames during Summer 2015.

Co-Exclusive. \$18.5M WEB# 27073 | July-Labor Day: \$650K | August-Labor Day: \$350K | July \$300K



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

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