



M&M CUSTOM HOMES - 948 DEERFIELD ROAD

**Water Mill.** M & M Custom Homes has now completed construction on 2 new estates, nearly side by side, along the farmfields of Deerfield Road, each on 2+ bucolic acres looking west over a contiguous 32 acre reserve. While the Southern property has been spoken for, the Northern property, still available, is anchored by a 7,000 SF+/- residence with 7 bedrooms and will offer the combination of masterful construction, generous room sizes, intelligent flow and a sensational landscape plan that has become the unique signature of these fine craftsmen. A double height paneled foyer will usher all into the residence as beautifully finished white oak floors fan out to include common rooms, each highlighted by interesting molding and ceiling detail, such as the great room with fireplace, separate intimate living room, custom kitchen by Bakes & Kropp with adjoining fireplaced family room, formal dining room and convenient first floor guest master suite. Upstairs will be an expansive master wing offering fireplace, luxurious bath with heated floors, steam shower and Jacuzzi and with generous walk in closet. An additional 4 bedrooms, each with baths en-suite will accommodate guests fortunate enough to be invited. A wide staircase descends to the finished lower level, offering a staff suite and rooms dedicated for gym, home theater and recreation. Outside both covered and open stone patios overlooks a 40' heated pool augmented by spa and cabana as well as a sunken tennis court along with extensive landscaping. Now is the time to preview this work in progress to infuse your own personality into the finished estate. Call for full plans, surveys and other details today.  
 Exclusive. \$6.495M WEB# 51037



SEASIDE IN QUOGUE

**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 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. Price Upon Request WEB# 34397



BLUFF ROAD OCEANVIEW ESTATE

**Amagansett.** Somewhere near Gwyneth, Jerry and Sarah Jessica, among an enclave of summer cottages, both old and new, a 5,500 SF+/- Michael Davis built traditional of recent vintage is poised on a beautiful 1.25 acre lot looking out across beachy reserve to the Atlantic Ocean beyond. Meticulously maintained by the same owners for nearly a decade, this 6 bedroom, 6 bath residence between village shopping and ocean beaches awaits its next owner. A gracious wood paneled foyer welcomes all over wide plank, antique oak flooring that spreads out to include great room, den and large country kitchen with breakfast nook, all warmed by fireplaces, adorned with interesting details and all offering wonderful vistas to the south from a pair of interconnecting ocean view decks. The formal dining room is ideal for large gatherings or intimate meals. The master suite with grey veined white marble spa-like bath and walk in closet is joined by two additional guest bedrooms with baths ensuite. A powder room and laundry facility complete the main floor. Front and back staircases lead to the pool level where a large family room is bolstered by a guest suite while down the hall a staff suite, storage and a two car garage can be found. Stunning, beach inspired landscaping surround the house and heated Gunite pool framed by broad stone patios. Call for more information or for your private tour today.  
 Exclusive. \$7.95M WEB# 37191



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 The Hamptons for Buyers, Sellers, Renters & Investors

**Gary R. DePersia**  
 Licensed Associate Real Estate Broker  
 m: 516.380.0538  
 gdp@corcoran.com

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