



Montauk Waterfront Compound

Montauk. Spanning nearly 7 acres across 4 separate, southwest facing, waterfront parcels, a singular harbor front opportunity has just emerged from the cool waters of very hot Montauk. This offering includes a Men at Work built 2 bedroom cottage of recent vintage on almost 1.5 acres that could become the gate house for an assemblage of properties that includes an adjacent 1.4 acre vacant building parcel. The centerpiece of this grouping is a nearly 1.5 acre parcel that includes the Packing House where tuna was once packaged and shipped overseas atop which sits a 2 bedroom apartment. The Tower building, to its right, offers storage, bathroom facilities, a 4 bay garage and an office above which overlooks the harbor. A small multi-use building sits just behind. One hundred fifty feet of dock reaches out to a unique barn-like boat house also built by Men at Work, surrounded by additional docking on 3 sides. Adding to this sprawling compound is a vacant 2.75 acre lot to the North with additional possibilities for development. Certainly you could explore the commercial potential which includes the bottom rights beneath the harbor, but a boating enthusiast might consider this the perfect opportunity to create the ultimate waterfront oasis accessible by land, sea and air, as the Montauk Airport is just down the road. With multiple uses, southwest exposure, brilliant sunsets and the entrance from Lake Montauk to Long Island Sound and the open waters of the Atlantic Ocean only a few hundred yards away, this compound should be previewed today before it escapes on the next tide.

Co-Exclusive. \$19.95M WEB# 32737



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

Egypt Lane Compound

East Hampton. With hundred year old trees standing sentry, a stunning 6,000 SF +/- 5 bedroom, Gambrel traditional of recent vintage, with legal 2 bedroom guest cottage, anchors a marvelous 2 acre estate at the end of a long gated drive just a short distance to both beach and village in the Maidstone area of East Hampton. Great proximity to all from this beautifully decorated residence that features, on the first floor, the expansive open living room warmed by a fireplace, chef's kitchen with adjacent family room with its own fireplace, formal dining room, library and a guest suite. Upstairs the large master suite reigns over 3 additional guest bedrooms, each with their own bath. A finished lower level includes screening room, gym and staff lounge. The newly renovated guest cottage is complete with living room, kitchen, 2 bedrooms and 2 full baths. European style gardens and spacious lawn frame the heated Gunite pool and Har-tru tennis court. With so much going on in and around this singular offering, you should make an appointment today for your own personal tour.

Co-Exclusive. \$12.5M WEB# 51594

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