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Hook Pond Compound

East Hampton. With sprawling lawns caressing majestic Hook Pond and views across the Maidstone Golf Club to the ocean beyond, two adjacent one acre properties, where four generations of the same family have summered, stand ready for their next owners. Over 250' of waterfront, just one tenth of a mile from the sands of Main Beach, highlight these unique properties that offer location, views and a return to the Hamptons lifestyle of yore. Renovated in 2009, the classic 3,200 SF+/- 4 bedroom, cedar shingled main house on its own acre along 107' of pond front, offers generous living room and a large formal dining room, both with wood burning fireplaces. An intimate library/media room has built in bookcases while the country kitchen with stainless steel appliances and breakfast area opens out to the brick terrace where an outdoor kitchen resides for al fresco dining and entertaining. The master suite with seductive bath and a walk-in closet is joined by the mudroom and laundry facilities to complete the first floor. Upstairs a junior master suite opens up its own terrace with glorious views while two more bedrooms with baths ensuite complete the second level. Above the detached two car garage extra rooms and a full bath present interesting possibilities. A contiguous, separate acre parcel spanning 140+' along Hook Pond offers a 2,000 SF+/-, 3 bedroom cottage. The living room, with oak plank floors and a wood burning fireplace, opens to an outdoor entertaining area with slate floors offering views over the lawn down to the pond where a private dock awaits. And if you are looking for something more ambitious, you'll be glad to know that this one acre property can be developed to include a 5,500 SF+/- luxury home, pool and accessory structures. While each property can be purchased separately, consider developing both to create your own unique compound surrounded by the privileged few on exquisite Hook Pond only a chip shot to Main Beach.

Co-Exclusive. Compound: \$17M WEB# 30655 | Lockwood Lane: \$9.75M WEB# 32523 | Ocean Avenue: \$8M WEB# 31009



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

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