



M & M Custom Homes on Wild Orchid Farm

Water Mill. M&M Custom Homes has completed construction and furnished a 7,000 SF+/- residence with 7 bedrooms that offers 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. Sited on 2 acres looking west over a contiguous 32 acre reserve this unique estate additionally offers pool, spa, cabana and sunken tennis court.

Exclusive. \$6.495M WEB# 51037



Dreams of Oceanside Living In East Hampton

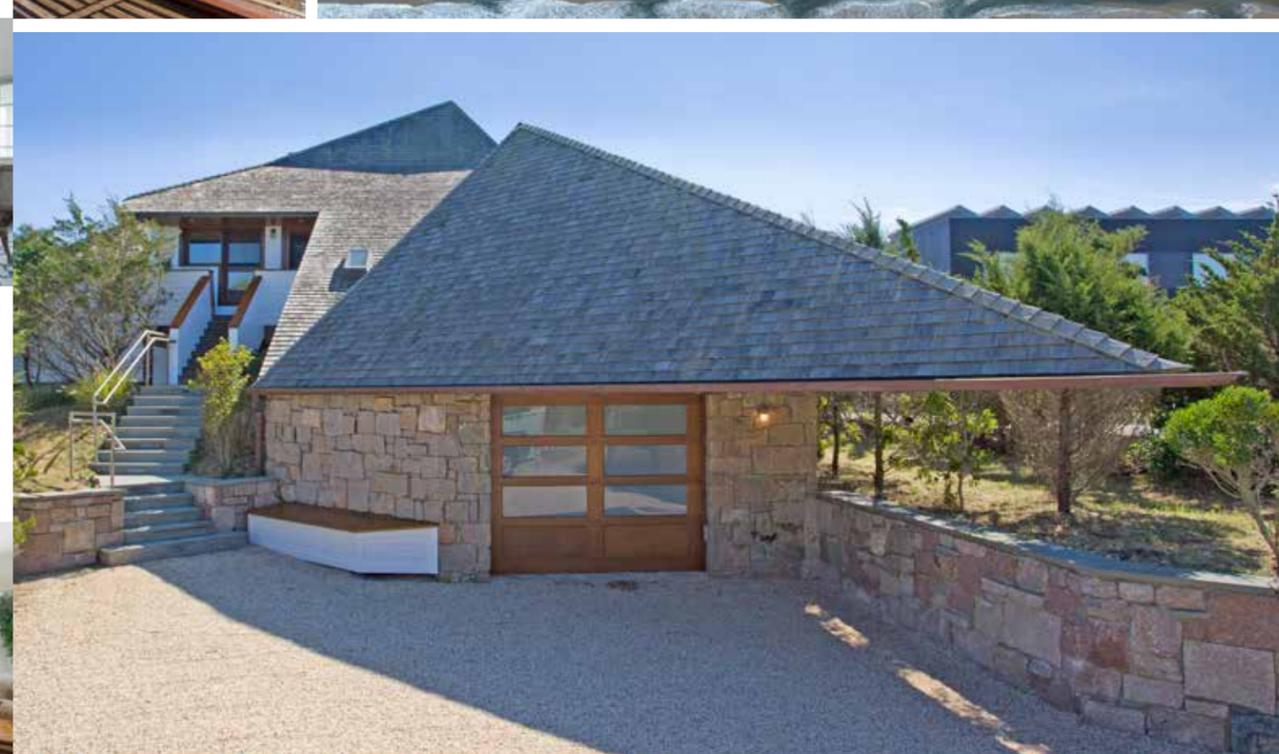
East Hampton. You've always dreamt about that charming oceanside cottage, awash in sea breezes, you'd buy in East Hampton just a few hundred yards to Main Beach where lifeguards and facilities abound. Hopefully the house would have been designed by a noted architect like the late Francis Fleetwood. Of course, you'd want at least 5 bedrooms so that you could invite all your friends for the weekend. Wouldn't it be nice too if it had a convenient first floor master? Certainly you imagine the languorous lunches and intimate moonlit dinners you'll enjoy, all prepared in the kitchen overlooking the manicured grounds with ample lawn, specimen trees and colorful gardens. And naturally you'd expect a freeform, heated Gunite pool serviced by its own pool house with kitchen and napping room. Didn't your wish list include a garage to store your two cars and all your beach stuff in too? Well... I just happen to have one if you're still in the market. Better hurry though as the price was just reduced to an eye catching number and besides, there aren't many 4,500 SF+/- , 5 bedroom, 6 bath houses on an acre just off Ocean Avenue in East Hampton hanging around at the moment. Dreams can come true if you contact me soon enough to arrange your own private tour.

Exclusive. \$7.395M WEB# 15743

GARY R. DePERSIA

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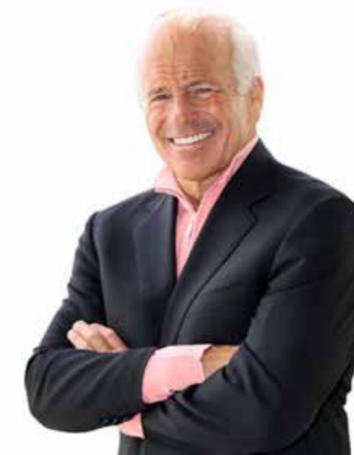
Beach Plum Court: House and Land Opportunities in the Dunes of Napeague

Amagansett. Along the rolling dunes of Napeague, a seven lot oceanfront enclave, encompassing 27 acres of pristine dunescape, enjoys a 1/4 mile of pure white sand beach. At their center, a 4,000 SF+/- modern masterpiece, along 150+ ft of shoreline, provides expansive views of both the ocean and bay, at a price far below comparable oceanfront properties. Combined with a high level of millwork and finishing, this one of a kind home offers dramatic common rooms along with 5 bedrooms, 5.5 baths on 2 levels, enhanced by a stone-faced fireplace and state-of-the-art systems which can be fine-tuned to your specific needs. Outside, the heated chlorine-free plunge pool and attached spa is augmented by a dramatic outdoor fireplace and a sauna, accessible from the pool deck. A garage will house all your land and water toys. Surf the waves in your own back yard or walk across the street to windsurf the flat waters Napeague Harbor. At day's end enjoy Cyril's and three other beachside restaurants without having to navigate the roads. Inquire about 3 additional vacant lots for either your personal use or investment possibilities. Don't let this escape with the next tide, call today for complete information

Co-Exclusive. 7 Beach Plum (house) \$6.7M WEB# 34768

1 Beach Plum (1.55 Acre Lot) \$4.745M WEB# 07695 | 3 Beach Plum (.95 Acre Lot) \$4.745M WEB#03624

15 Beach Plum (1.13 Acre Lot) \$5.25M WEB# 01900



Southampton to Montauk...Sagaponack to Shelter Island

The Hamptons for Buyers, Sellers, Renters & Investors

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