



Lifton-Green Redefines the Sagaponack South Estate

Sagaponack. An explosion of talent has come together as a first ever collaboration has created a masterfully built, exquisitely furnished and beautifully landscaped 9,000 SF+/- estate on three levels of living space with tennis sprawling across 1.5 acres on Hedges Lane in Sagaponack South as developers Lifton-Green, interior designer James Michael Howard and landscape architect Michael Derrig have brought to market an extraordinary opportunity for one discerning buyer in search of the ultimate Hampton experience. A gracious entry welcomes all over beautifully finished white oak floors that spread out to fully furnished spaces that include the stunning living room with fireplace which, sundrenched by day, will at night be the focal point for all your entertaining. The state of the art eat-in kitchen with professional appliances, eat in area and silestone countertops is more than equipped to service the 19' X 15' dining room bolstered by butlers pantry and joined by the 18' x 18' informal living room warmed by its own fireplace. A luxurious guest master suite, powder room and a 2-car garage complete the first floor. Upstairs the expansive master wing offers sleeping chamber with fireplace and private balcony, sitting room, a luxurious spa like bath for her, elegant bath for him and walk in closets for each. Three additional guest bedrooms, with baths all ensuite complete the 2nd floor. The 3,200 SF+/- finished lower level offers gym, recreational room, fully outfitted home theatre with tiered seating and concession area, staff suite and a powder room. An elevator connects all three levels. Outside, both covered and uncovered stone patios overlook the 55' heated Gunite pool, spa, cabana and sunken tennis court all set within verdant lawn and a professional landscape plan awash in a cacophony of color. With nothing left to do but to fill the closets with your clothes and the wine cellar with your vintage bottles, this fully realized estate awaits your arrival.

Co-Exclusive. \$15.95M WEB# 14995

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Ruxton Road At Cove Hollow Farm

East Hampton. Remember the Eighties? The Miracle on Ice, the '86 Mets? Michael Jackson Moonwalked, Cyndi Lauper just wanted to have fun and Madonna was just like a... well you know. CNN ushered in news on demand, MTV gave us music 24/7 and we all wished we were cool enough to work out at the Vertical Club. The Exxon Valdez coated the Alaskan shoreline, Chernobyl fouled the Russian skies and the Iran-Contra's had an affair. Yuppies drove their Beemers, kids played Nintendo and IBM and their PC would soon change us forever. We did some Dirty Dancing, had some Risky Business and didn't have a clue that when the Terminator said he'd be back that it would be as the Governor. And in the middle of that seminal decade, a sprawling traditional was completed on a gorgeous 2.6 acre lot within Georgica's bucolic Cove Hollow Farm, enhanced further by acres of scenic easement. Decades later that same residence, variously expanded to 8 bedrooms over 8,000 SF+/- with heated Gunite pool and a sea of lawn awaits a new owner to ponder the possibilities. Ripe for renovation? Sure. But with the potential for a new, significant house, pool, pool house and tennis court, an enterprising new owner might create an extraordinary estate for this stunning parcel awash in Georgica Pond breezes. And just as the eighties didn't last forever, neither will this property. Create your own Field of Dreams.....contact me today.

Exclusive. \$9.8M WEB# 15699



48 Madison

Sag Harbor. Envision a modern 13,000 + SF edifice, on more than three levels of living space, wrapped in a totally renovated early 19th century church, that has stood sentry for nearly two centuries over downtown Sag Harbor. Next, imagine this singular structure, on its own beautifully landscaped half acre, providing for dramatic common rooms, wonderfully spaced bedrooms, uncompromising quality and superb amenities rising to over 50 feet, finishing yet higher at its unique fourth story bell tower with views over the Harbor to the North Fork and beyond. Conjure up dreamy afternoons spent by the infinity edge heated Gunite pool with submerged floating spa serviced by pool bath and recreation room. After a day at the beach or on the boat, which you keep just down the street at one of several marinas, look forward to the fully outfitted indoor spa with oversized private steam, sauna and groto hot tub augmented with an additional steam shower and full spa bath. Eat meals prepared in the state of the art kitchen or walk to the American Hotel, Sen, Tutto or one of another dozen restaurants that dot Main & Bay Streets. But what is it exactly? No, not the promo for some exotic vacation destination (although it could be). And not the description of the next inspired Related development (they could only wish!). Nor is it the mysterious haunt of some mega mogul (at least not yet). Simply put, it is the masterful collaboration between Bates Masi + Architects, Lettieri Construction and Gregg Bleam Landscape Architects that has taken the former Methodist Church and turned it into one of the most thrilling contemporary homes to ever be offered for sale in the Hamptons, or anywhere else for that matter. Informed by an aesthetic that reaches across centuries while embracing the best of what's new, paying homage to the 1835 origins of the church while offering elements of design and construction that could never be duplicated again, 48 Madison will forever change your perception of Sag Harbor. With completion slated for 2016, there is still time to infuse your own personality into the finished estate. Contact us today for full particulars and for your private tour of this extraordinary offering.

Exclusive. Price Upon Request WEB# 13039

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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 freiform, 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



Mecox Farm

Water Mill. A magnificent 3 acre estate, anchored by a fully furnished, James Michael Howard designed, 12,000 SF+/-, 7 bedroom residence, overlooks Water Mill's bucolic farm fields and the broad waters of Mecox Bay. The journey begins as you enter the grand foyer with inlaid marble patterned floors. Sun-drenched by day, the two story, 21' x 30' Long Room, will at night, be the focal point for all your entertaining with custom Scagliola fireplace below lime washed ceiling beams. Quiet reflection can be found in the 21' x 19' library with hand cut vellum walls and Soanian mahogany fireplace. The 21' X 18' dining room with fireplace is serviced by a nearby glass-walled wine room. The expansive kitchen with adjacent breakfast room includes custom wood and stainless steel cabinets, a large island and professional appliances. Nearby, an 18' X 22' informal living room has coffered ceiling and a 90" flatscreen TV. A first floor guest master suite including fireplace and large sitting room is joined by two elegant guest suites. Upstairs, a groin vaulted vestibule opens to the master wing offering large sleeping chamber with paneled walls and fireplace, a separate sitting room boasting lacquered walls and a bar area. Notable his and her dressing and bathing areas find mutuality in a common showering room. The master and three additional guest suites have access to a second floor recreation room as well as expansive balcony overlooking the bay. A short staircase leads to a roof terrace with heroic views all the way to the Atlantic Ocean. A covered, 77' veranda looks out to the glimmering, mirror pool with spa serviced by a cabana with outdoor fireplace and professionally landscaped grounds including orchards, meadows and estate plantings. An enchanting and substantial piece of real estate with architecture, furnishings and property that are heart stopping...a place you will want to draw your last breath, all tied up in a beautiful package which is all too easy to open.

Co-Exclusive. \$20.995M WEB# 40700

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Ocean Road

Bridgehampton. Nearly 3 acres on iconic Ocean Road hosts a sensational new 7 bedroom manse, now exquisitely furnished, 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 staff quarters, living room, comfortable home theatre, 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. With proximity to both village shopping and ocean beaches as well as views looking over contiguous farm fields and the green grasses of a private golf course, can there be any question that this is *The* premiere luxury estate on the market in the Hamptons today.

Co-Exclusive. \$18.5M WEB# 27073



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

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