



## Ocean Road

**Bridgehampton.** Nearly 3 acres, south of the highway, is the site for 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 covered courtyard with kitchen and fireplace joins with 3,000 SF +/- of stone patios that overlook the 20' X 60' salt water Gunitite pool with spa and pool house. Call for your preview today.

**Co-Exclusive. \$18.5M WEB# 27073**



## 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. A roof terrace with heroic views all the way to the Atlantic Ocean is complimented by a covered, 77' veranda that looks out to the infinity edged pool with spa serviced by a cabana with outdoor fireplace and professionally landscaped grounds. An enchanting and substantial piece of real estate with architecture, furnishings and property that are heart-stopping. Your private tour awaits.

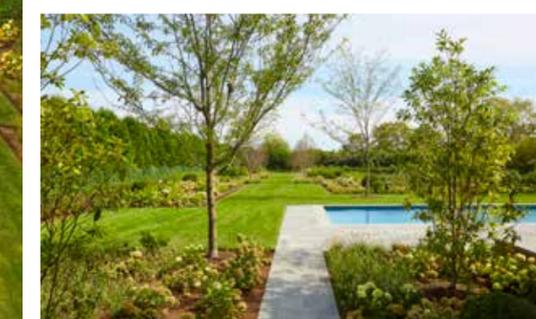
**Co-Exclusive. \$20.995M WEB# 40700**

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## 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' family 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 Gunitite 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, this fully realized estate awaits your arrival.

**Co-Exclusive. \$15.95M WEB# 14995**



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

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