



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



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 Gunite pool with spa and pool house. Call for your preview today.

Co-Exclusive. \$18.5M WEB# 27073



48 Madison

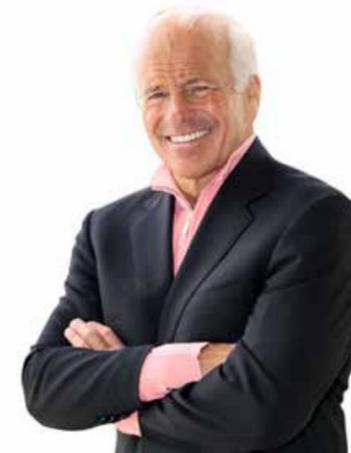
Sag Harbor. Envision a modern 13,000 + SF edifice, on more than three levels of living space, wrapped in a totally renovated early 19th century church, that has stood sentry for nearly two centuries over downtown Sag Harbor. Next, imagine this singular structure, on its own beautifully landscaped half 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 grotto 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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Southampton to Montauk...Sagaponack to Shelter Island
 The Hamptons for Buyers, Sellers, Renters & Investors

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