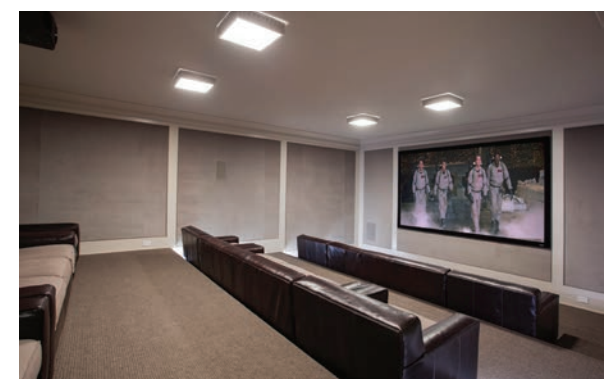




## A Singular Oceanfront Residence Along The Dunes

**Water Mill.** A new significant modern residence has come to market on 1.5 acres above the dunes of Water Mill along 180+ ft of bulk headed ocean front. A masterful collaboration between Steven Harris Architects, Taomic Builders, Rees Robert Interior Designs and Edmund D. Hollander Landscape Design has resulted in the recent completion of a 3,500 SF+/-, 4 bedroom, modern stone edifice with a 600 SF+/- cabana offering vistas across both the Atlantic Ocean and Mecox Bay.

**Co-Exclusive. Price Upon Request WEB# 41537**



## 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**

## GARY R. DePERSIA

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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 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, 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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