



## M & M CUSTOM HOMES ON WILD ORCHID FARM WATER MILL, NEW YORK

M & M Custom Homes has now completed construction, along the farm fields of Deerfield Road, on 2+ bucolic acres looking west over a contiguous 32 acre reserve. Anchored by a 7 bedroom, 7,000+ SF +/- residence, this complete estate 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. A double height paneled foyer will usher all into the residence as beautifully finished white oak floors fan out to generous rooms, each highlighted by interesting molding and ceiling detail, including the great room with fireplace, custom kitchen by Bakes & Kropp with adjoining fireplaced family room, formal dining room and convenient first floor guest master suite. Two powder rooms, mud room and a 3 car garage complete the first floor. Upstairs the expansive master wing offers fireplace, luxurious bath with heated floors, steam shower and Jacuzzi, a pair of walk-in closet and a private terrace looking West across the reserve. An additional 4 bedrooms, each with baths ensuite, will accommodate guests fortunate enough to be invited. A wide staircase descends to the finished lower level, offering a staff suite and rooms dedicated for gym, home theater and recreation. Outside, both covered and open stone patios overlook a 40' heated pool augmented by spa and cabana as well as a sunken tennis court all framed by extensive landscaping and a sea of grass. Now is the time to preview this sensational listing and perhaps be in for all the seasons to come. Exclusive. \$6.495M WEB#51037



## MIANKOMA: A GATHERING PLACE ON THE LANES IN AMAGANSETT SOUTH AMAGANSETT, NEW YORK

A recently renovated and expanded 4500 SF shingled 5 bedroom traditional with interiors by Celerie Kemble sits midway between village and ocean on one of the prettiest Lanes in Amagansett South. The double height entry foyer leads across wide plank, richly stained, pine floors to the expansive great room with coffered ceiling and a fireplace with custom crafted mantle. The complete kitchen with Carrera marble countertops and back splash, 2 Viking ovens, 2 sinks, 2 Bosch dishwashers has additionally an octagonal breakfast room and an adjacent living room with fireplace. Each of the four guest bedrooms, including one on the first floor, have baths ensuite while the master has its own sitting room, fireplace and outside deck. A secluded office permits time to think. The finished basement offers media room, gym and full bath. Series of French doors open to the brick terrace with trellis and outdoor fireplace overlooking the 20x40 heated Gunite pool and cabana surrounded by lush lawn and established landscaping. With an explosion of interest on the Lanes coupled with a vastly diminished inventory, this new, exquisitely detailed residence demands your attention today. Exclusive. \$5.395M WEB#23671

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## RUXTON ROAD AT COVE HOLLOW FARM EAST HAMPTON, NEW YORK

Remember the Eighties? The Miracle on Ice, the '86 Mets, the Vertical Club. 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 get onto Studio 54. 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 8000 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 gorgeous 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



## DREAMS OF OCEANSIDE LIVING IN EAST HAMPTON EAST HAMPTON, NEW YORK

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

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