



## Seaside in Quogue

**Quogue.** A new benchmark of oceanfront excellence has emerged on the beach along Quogue's coveted Dune Road as a superb traditional on 3.25 acres, offering tennis and a dock on the bay, is available for one fortunate buyer. Custom built in 2010 for exacting owners, the sprawling 13,000 SF+/-, 9 bedroom seaside residence has been professionally decorated by Robert Markham and Accents et Details providing for seamless entertaining. The grand 2 story paneled entry leads to the stunning formal living room as well as the professional, fully equipped, eat-in kitchen with adjacent family room. A unique, glass-front, temperature controlled wine room is accessed from the formal dining room, offering a beautiful aesthetic during meals. A sumptuous wood-paneled office with fireplace and wet bar provides a quiet space to get some work done in between tennis matches, played on the full-sized, all-weather north / south tennis court. There are 4 fireplaces to warm the house and 2 more fireplaces outside to temper those chilly evenings. The state-of-the-art home is Crestron controlled with Lutron shades in the great room and master suite and offers wonderful covered and uncovered patios with a trellis around the heated gunite pool and spa. An outdoor summer kitchen with brick oven and ample patio space provide the perfect venue for al fresco dining along with a cabana with its own fireplace. A private walkway leads to the pristine ocean beach, past a sea of verdant lawn, while a gated entry and extensive landscaping by Edmund D. Hollander Design ensures privacy. Surf the ocean in the morning when the waves beckon, kite board in the afternoon when the southwest thermals prevail or just relax at your own private beach with nearby lifeguard facilities. A dedicated dock across the street can accommodate up to 5 boats. Sunrises and sunsets along with an endless summer of beach and boating can be yours each and every day when you buy this incredible seaside estate.

**Exclusive. \$24.95M WEB# 34397**

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## Boxwoods

**Sagaponack.** Take a first look at Sagaponack's most exciting new offering. *'One of life's greatest luxuries is to own and to live in a great estate where we can breathe and relax. A place to enjoy with those we love the most. Where memories and friendships are formed to own forever'*, muses James Michael Howard (JMH) about *Boxwoods*, his latest, fully furnished, custom built 11,000 SF+/-, 7 bedroom masterpiece sprawling across 2.25 acres just a half mile to ocean beaches. A long driveway, meandering past a sunken tennis court, finishes at the arrival courtyard. *'I wanted to design an expressive residence that was rich with detail and filled with light.'* JMH. An intimate foyer opens over oak floors to common rooms including great room, library, custom kitchen with morning room as well as the guest master suite and an additional guest suite, all having a multi-layered design aesthetic that includes dramatic ceilings, elegant moldings, heated floors, luxurious fixtures and bespoke fireplaces. Upstairs the master wing with fireplace offers his & her baths, multiple closets and south facing balcony. Two additional bedroom suites complete the 2nd floor. The lower level has tiered home theatre, exercise room, living room with fireplace, two staff suites and massage room. An elevator services all floors while Control 4 manages the entire estate which is powered by a 14 zone geothermal system augmented by a generator. A kaleidoscope of color cascades around *Boxwoods* as a mixture of specimen trees, colorful plantings and generous lawn embrace the dramatic 65' mirror pool with spa serviced by dual pavilions with underground grotto that offers a view into the pool. Completely furnished, down to the smallest details, including a complete audio-visual package, *Boxwoods* is ready to enjoy the day you receive the keys. *'If I could sum up in one word what all great estates should hold sacred, it would be imagination, a place that would be magical to its new owners.'* JMH.

**Co-Exclusive. \$18.995M WEB# 36676**



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