



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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48 Madison Street

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 dry 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, 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 within a block or so. But what is it exactly? No, not the promo for some exotic vacation destination. And not the description of the next inspired Related development. Nor is it the mysterious haunt of some mega mogul. 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 for that matter. 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. \$19.5M WEB# 13039



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