



## Farrell On Parsonage Lane

**Sagaponack.** Farrell Building Co, the developer that has become synonymous with new construction both north and south of the highway throughout the Hamptons, has completed construction on 1.8 acres looking south deep within Sagaponack. This nearly 9,000 SF+/-, 8 bedroom home on three levels of living space offers the combination of masterful construction, exquisite finishes, copious amenities and a sensible floor plan that have become the hallmark of the Farrell brand. A dramatic entry welcomes all over beautifully finished white oak floors that spread out to include the 20' X 20' great room with fireplace plus an elegant 22' X 18' living room with coffered ceiling. The state-of-the-art eat-in kitchen will be the heart and soul of the house and is more than equipped to service the 19' X 15' dining room bolstered by a wine closet. A convenient first floor guest master with fireplace, powder room and a 2-car garage complete the ground floor. Upstairs the master wing offers an 18' X 18' sleeping chamber with fireplace luxurious spa like bath, huge walk-in closet and a private balcony. Four additional guest bedrooms, with baths all ensuite, including one with its own balcony, complete the 2nd floor. The 2,800 SF+/- finished lower level offers gym with sauna, recreational rooms, media room, a pair of staff suites and a powder room. An elevator connects the three levels of nearly 9,000 SF+/- of living space. Outside, both covered and uncovered stone patios overlook the 45' heated Gunite pool, spa and tennis court all set within verdant lawn and a professional landscape package. Located in what many consider the nexus of the Hampton experience, this fully furnished home demands your attention today.

**Exclusive. \$13.495M WEB# 32870**

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## The Barns On Hedges

**Sagaponack.** With a nod to its agrarian past while celebrating the best of what's new, an intriguing compound sprawling across 4 lush acres and awash in Sagaponack sea breezes, presents an unparalleled opportunity in the hamlet that has become the nexus of the Hampton lifestyle. An 1880's wooden barn, anchoring this unique compound, has been variously renovated and expanded over the years to become a singular 4,000+/- sq. ft. 3 bedroom, 5 bath light filled, country retreat. Antique brick and vintage wood flooring spread out past the expansive living room to include media room, den with fireplace, country kitchen, dining room and guest bedroom. The comfortable master wing with fireplaced sitting room, a pair of baths, private terrace and ample closets is joined upstairs by a generous guest suite. Special invitees will find both privacy and comfort in an original 1930's farmhouse with wraparound porch, updated and expanded to become 2,800 SF+/-, 6-bedroom guest house offering living room with fireplace, full kitchen and dining room. A separate barn which has been transformed into a unique gym/pool house with full bath sits between the heated waters of the 45' Gunite pool and the sunken Har-tru tennis court. A two-car carriage house with artist studio and full bath above and an office fashioned from an original chicken coop complete the array of buildings on the property. The wisteria covered trellises shelter a brick patio perfect for those languorous lunches and moonlit dinners. Specimen trees, a burst of colorful flowers and a sea of lawn both front and back are joined by the water lily pond which can be traversed by its Japanese red painted wooden bridge. And should your plans for this expansive tableau include something more ambitious, you'll be glad to know there is ample room to for a new, large residence to join some or all of what currently exists on this gorgeous 4 acre property only a short bike ride to ocean beaches. Call for your private tour today.

**Exclusive. \$17.95M WEB# 16007**



Southampton to Montauk...Sagaponack to Shelter Island  
The Hamptons for Buyers, Sellers, Renters & Investors

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