



The Barns On Hedges Lane

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

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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



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

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