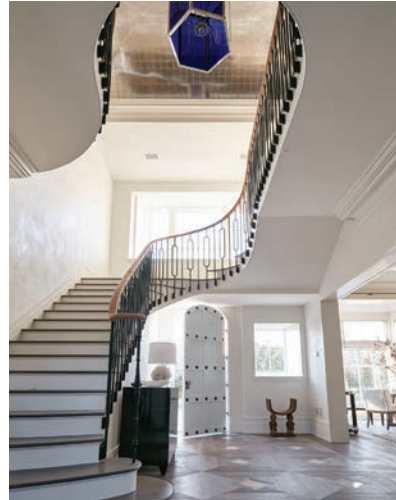


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Boxwoods

Sagaponack. Take a close look at Sagaponack's most exciting 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 oak 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.

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m: 516.380.0538 | gdp@corcoran.com

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