



Chic 3.5 Acre Sagaponack South Estate Awaits

Sagaponack. Sagg Pond and Sagg Main sea breezes intermingle, wafting over a chic, custom designed 8 bedroom, 8,500 SF estate privately poised on 3.3+/- verdant acres very deep in Sagaponack South. At the end of a long, gated hedge lined drive, a clever and sexy architectural design has been masterfully executed using a mixture of materials, dressing up the residence with cedar, natural stone, and cherry wood flooring. Although privatized on three sides by perimeter evergreens and tall hedging, western view looks out over contiguous farm fields to the sunset beyond. With both Pierre's Market and the broad beaches just a bike ride away, this singular estate awaits your preview today.

Traditional with Contemporary Finishes | South Of The Highway | Backs Reserve | 3.5 Acre Flag Lot | 6,900 SF+/- | 8 Bedrooms
10 Bathrooms | Free For Heated Gunite Pool with Attached Waterfall Edge Sap | Pool House | Tennis Court | Private Pond

Co-Exclusive. Price Upon Request WEB# 34854



Fabled Further Lane Near Ocean Estate

East Hampton. A sprawling 9,000 SF +/- stucco manor, anchors a luxurious 2 acre estate in a privileged setting. A long driveway from one of the Hamptons most storied lanes leads to a gated entry that opens to a profusion of color surrounding this unique residence. With a permit for tennis in place and proximity to ocean beaches, expect this newly listed property to quickly find a new owner. With a permit for tennis in place and proximity to ocean beaches, expect this newly repriced property to quickly find its next owner.

Traditional | South Of The Highway | Walk to Ocean Beach | 2 Acres | 9,000 SF+/- | 7 Bedrooms | 7 Full and 4 Half Bathrooms
Finished Partial Lower Level | Heated Gunite Pool | Pool House with Cabana Kitchen | Room for Tennis

Exclusive. \$8.75 WEB# 54428

GARY R. DePERSIA

Licensed Associate Real Estate Broker

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Matthews Lane: A James Michael Howard Fully Furnished Estate

Bridgehampton. Informed by an aesthetic that spreads across centuries while celebrating the best of what's new, Matthews Lane joins the growing resume of highly styled, fully furnished Hampton estates by James Michael Howard, the renowned 2017 ICAA award winning designer, that exemplify coherency in the abstract world of architecture, interiors and the landscape that contain them. In collaboration with McAlpine-Tankersley Architecture and Landscape Details, the visionary Howard has just completed construction of a 7 bedroom residence that spans 11,600 SF on three levels of fully articulated living space. The head swiveling journey begins as you pass through the reception hall arriving in the dramatic great room, under 30 ft. beamed ceilings, which incorporates multiple seating areas, dining room and gallery, all warmed by a custom fireplace that anchors the room while walls of windows allow for an abundance of natural light. The state of the art, eat-in kitchen, with 10 seat breakfast area, is warmed by its own fireplace. Additional common spaces include the media room and an intimate living room. The 1st floor master wing with sitting area, fireplace and luxurious bath is joined upstairs by 4 guest suites including a secondary master with roof terrace. The bedrooms are purposely positioned so that none share common walls. An elevator connects all floors to the lower level with two more bedroom suites, a state-of-the-art theater with plush 16-person seating, bar and large recreation room with fireplace and custom billiards table. Geo-thermal heating, Control4 technology, Lutron lighting and a full audio/visual package add to the property's list of amenities. The lush, manicured grounds behind stone walls, including mature specimen trees, espalier apples and verdant lawn, are enhanced by the heated pool and spa serviced by a covered cabana area that incorporates the pool house with full bath and dressing room, outdoor fireplace and built in kitchen which connects over broad stone patios to the two-car garage. Turn key to the extreme, Matthews Lane lies midway between village and ocean beaches off Bridgehampton's iconic Ocean Road and close to everything that makes the Hamptons a world class resort. Call for your personal tour today.

Co-Exclusive. \$11.95M WEB# 27099

Available For Rent: MD-LD: \$495K | July: \$225K | August-LD: \$250K | July-LD: \$450K | Short Term: \$275K WEB# 86813



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

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M & M Custom Homes In Bridgehampton Horse Country

Bridgehampton. Perched wonderfully on an acre, a new, beautifully conceived traditional by M & M Custom Homes offers the ultimate four season Hampton experience in a private setting. Generous room sizes, superlative construction and exquisite finishes find harmony in this 5,000 sq. ft. residence with richly stained oak floors throughout that features on the first floor a great room with fireplace, separate living room, gourmet eat in kitchen with professional appliances and a formal dining room. With 8 bedrooms overall, the ground floor guest master suite could be repurposed as a den, office or even that much coveted pool cabana. Upstairs the master wing with generous sleeping chamber, luxurious bath and a pair of walk in closets is joined by 4 additional bedrooms with baths all ensuite plus a laundry room. More than 2000 SF of finished space in the lower level includes 2 bedroom suites, recreational areas, optional home theatre and gym. Outside the broad stone patios overlook the heated Gunite pool and spa framed by lawn and a complete landscape package. Walk across the street to one of the best farm stands in the Hamptons or bike to nearby Bridgehampton village for breakfast at the Golden Pear or for lunch at Bobby Vans, Pierre's or Almonds. With red hot Sag Harbor and its chic shops, marinas and numerous restaurants just to the north, you will be in the middle of all the action when you make this new stunning residence your home. Call today for your own private tour.

Exclusive. \$3.45M WEB# 51276



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