



## Summer House: Kean Development's Newest Estate At Olde Towne

**Southampton.** Set on 4 +/- landscaped acres in the heart of the luxury enclave of Olde Towne, "Summer House" is John Kean's newest estate complete with pool, pool house, tennis court and three-car detached carriage house. Pristine details articulate three levels of distinctive luxury and comfort. Refreshing, modern appointments and state of the art amenities dovetail with Kean's award-winning design and construction. The main house, with interior decorating by Anthony Ingrao, comprises approximately 16,000 square feet with 9 bedrooms with baths ensuite of which 2 are true master suites, 10 full and 3 half baths, three full staircases, elevator, six fireplaces, both a professional chef and a traditional kitchen, great room, breakfast room, den, library and extensive loggia with retractable automatic screens. Additional square footage awaits in the expansive lower level that features a theatre, gym, basketball court, spa area with juice bar, full bath, sauna, steam and massage rooms as well as entertainment lounge with full bar. The staff quarters feature a full kitchen, sitting room, 2 bedrooms each with baths ensuite and an outdoor terrace with dining areas. The third floor includes storage and a formal staircase up to the rooftop putting green where expansive views over the village await. The pool house features a lounge, kitchenette, 2 full baths and changing room. A wonderful canopy veils the pool house terrace providing shade for dining or relaxation. The grounds offer decorative, automated security gates that open to reveal a manicured, meticulous landscape, bordered by a classic Hamptons' privet hedge. A 60' x 30' custom Gunite swimming pool with extensive sun-shelves for chaise lounges and a generous spa sit directly off the pool house terrace. Expansive terraced entertaining spaces are set in and amongst vivid garden beds and open, level lawn area. A sunken, walled and seated gas fire pit and sunken Deco turf tennis court complete with decorative lattice fencing and a pergola covered viewing area augment the exterior amenities. There is ample space for a golf hole to complement the rooftop putting green. A verdant, treed periphery maintains privacy as well as classic "Hamptons" beauty throughout the Olde Towne estate. Contact us today for more information or to schedule your own private tour.

**Co-Exclusive. \$34.95M WEB# 25123**

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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**



Southampton to Montauk...Sagaponack to Shelter Island

The Hamptons for Buyers, Sellers, Renters & Investors

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