



Hedges Lane Sophisticate With Serenity On 1.6 Acres

East Hampton. Sagaponack sea breezes and uber serenity will greet you each and every day from this modern translation of the quintessential beach house set on 1.6 landscaped acres, a bike ride away from the ocean and Pierre's new market. Soaring ceilings and an open floor plan set the tone for this fully renovated sophisticated, 3,000 SF+/- residence. Perfection as is, but if your needs dictate something different, this gorgeous tableau could support a new 9,000 SF+/- foot residence on three floors of living space, pool, pool house and possibly a tennis court. Contact us today for your own tour and full particulars on this recently repriced offering.

1.6 Acres | South Of The Highway | 3,000 SF+/- | 5 Bedrooms | 3.5 Bathrooms | Finished Lower Level
20' X 50' Heated Gunite Pool with Sunshelf and Water Fall | Room To Build a 9,000 SF+/- Residence on Three Levels of Living Space

Exclusive. \$6.495M WEB#40246



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

Peach Farm Lane: Farrell Built Estate & Tennis In East Hampton

East Hampton. Just 5 minutes to the village, on 1.7 manicured acres, a recently completed 4,500 SF+/-, 6 bedroom home has come back on the market offering the combination of masterful construction, exquisite finishes, copious amenities and a sensible floor plan that have become the hallmark of the Farrell Building Co. A quick drive takes you to the villages of East Hampton or Amagansett with their pristine ocean beaches just beyond while very hot Sag Harbor, with its restaurants, marinas and shops is merely down the road to the north. Contact us today to preview this extraordinary new offering only minutes to all that makes the Hamptons a world class destination.

1.7 Acres | 4,500 SF+/- | 6 Bedrooms | 6.5 Bathrooms | 2,000 SF+/- Finished Lower Level
24' X 50' Heated Gunite Pool and Spa | All Weather Community Tennis Court | Near Villages, Ocean and Bay Beaches

Exclusive. \$3.695M WEB# 29840

GARY R. DePERSIA

Licensed Associate Real Estate Broker

m: 516.380.0538 | gdp@corcoran.com

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

GARY R. DePERSIA

Licensed Associate Real Estate Broker

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