



Egypt Close

East Hampton. At the end of a quiet East Hampton lane, south of the highway, and moments to village shopping, chic restaurants and the broad ocean beaches that straddle either side of the Maidstone Club, a stunning white clapboard traditional behind a gated entry anticipates its next chapter. Sprawling across a beautifully landscaped acre, this 5 bedroom residence was handsomely renovated and enlarged in 2005 to accommodate an expanding clan. A center hall entry welcomes all into warm interiors that fan out to find a living room with fireplace as well as the generous, totally up to date eat-in kitchen flanked by the formal dining room and the great room warmed by its own fireplace. The expansive master wing with sitting area and fireplace is joined by an additional bedroom suite completing the first floor. Upstairs a guest master suite and two additional bedrooms make weekend entertaining effortless. A partially finished lower level offers recreational space and bathroom as well as more areas to finish and for storage. A professionally installed audio system provides multiple zones of music throughout the house as well as outside while lounging on the patio or around the 20' X 40' heated Gunite pool serviced by its own bath and framed by a sea of verdant lawn. Established landscaping with colorful shrubs, specimen trees, and tall perimeter plantings ensuring privacy is further enhanced by an extensive lighting package. A portico leading to a detached two car garage and basketball half court completes this new offering. Close to village, close to beaches, close to everything that makes East Hampton a world class resort destination...Egypt Close awaits.

Exclusive. \$6.495M WEB# 10581



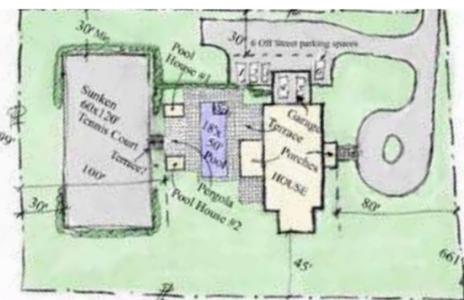
Southampton to Montauk...Sagaponack to Shelter Island
The Hamptons for Buyers, Sellers, Renters & Investors

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Hedges Lane Sophisticate with Serenity & Possibilities on 1.6 Acres

Sagaponack. 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. An updated kitchen opens to a fireplaced great room which, sundrenched by day, will at night be the focal point of all your entertaining. Five bedrooms spread out over three levels including the master suite reigning over its own 2nd floor and a staff suite in the finished lower level. Music can be heard wafting inside and out compliments of a full Sonos system. Stone patios frame the new, heated Gunite pool with waterfall with nearby spa which all overlook a sensational landscape plan by Charlie Marder that is highlighted at night by extensive grounds lighting. 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 a tennis court as per the proposed site plan above. Contact us today for your own tour and full particulars on this recently repriced offering.

Exclusive. \$6.195M WEB# 40246

New Water Mill North Estate By East End Building Co.

Water Mill. A world class estate by East End Building Company, on nearly 1.5 acres offering expansive southern views over vast stretches of farmland, is nearly ready for one discerning buyer in search of uncompromising quality in a bucolic setting. This new 8 bedroom traditional will offer understated elegance and exquisite craftsmanship throughout nearly 10,000 sq ft on three levels of living space. A dramatic double height paneled foyer begins a journey through a superb floor plan including a great room with fireplace opening to an inviting covered patio. The state of the art kitchen is bolstered by eat in area plus a butler's pantry leading to the formal dining room. An informal living room will quickly become the place to watch TV or read a favorite author. The three-season room with fireplace is a wonderful place for that post prandial cigar or as a transition to the grounds outside. Fortunate invitees will enjoy the expansive guest master suite with fireplace and expansive bath opening to its own covered porch. A powder room, laundry facilities, mud room and a 3-car garage complete the first floor. Upstairs, the master wing offers fireplaces warming both the sleeping chamber and a separate sitting room with wet bar. A luxurious bathroom is joined by dressing room, walk in closets and a private terrace overlooking the property. Four additional bedrooms with baths all ensue and laundry facilities complete the second floor. The finished lower level offers wine cellar, home theater, gym, billiards room and a pair of bedroom suites. An optional elevator could connect all three floors of living space. A screened porch with fireplace is joined by both covered and uncovered patios that overlook a beautiful landscape package with stone walls, lush lawn and specimen trees that frame the Gunite pool and spa, pool house and sunken tennis court. An historic barn is being repurposed as an arrival gate house that will house three additional vehicles With the villages of Water Mill, Southampton, Bridgehampton and Sag Harbor within easy reach, now is the time to preview this exciting new construction while there is time to infuse your own personality into the finished estate.

Exclusive. \$7.99M WEB# 12541

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Stunning Renovated Residence in Sag Harbor's Watchcase Factory

Sag Harbor. Neither Frenchman Joseph Fahys, who began construction in 1881 of his watch case factory nor Austrian Joseph Bulova, who succeeded him in the mid 1930's, continuing for 40 years to manufacture his iconic brand, could have envisioned what would rise from this historic structure just one block to the heart of Sag Harbor Village. But today the Watchcase Factory, brilliantly repurposed as a luxury condominium complex, providing a unique combination of residences and amenities unparalleled in the Hamptons today, offers one unique residence for someone looking for that rare, ultra-high-end carefree, experience. Redesigned from two, third floor apartments by the renowned firm of Ascher-Davis with stunning interiors by Barbara Davis, this 2418 sq. ft., 2 bedroom, 3 bath condo offers three sided exposure, through 23 large double hung windows, that flood the home with natural light, modulated by automatic shades throughout. Characterized by soaring beamed ceilings, a glorious kitchen, exquisite detailing with numerous built ins and an open floor plan, this beautiful home allows access through three windowed doors to 2 terraces and one balcony, which includes glimpses of the harbor. The 30' X 30' great room stretches to the 18' X 11' media room warmed by its own fireplace. The gorgeous 22' X 16' master suite with expansive closets and luxurious bath is joined by another bedroom suite currently used as an office. The residence comes with a private one car garage with additional storage and one additional nearby space in the underground garage that leads directly into the lobby. With the possibility of purchasing the furnishings separately, a new owner could begin using their new retreat immediately. Residents benefit from elite services and hotel-style amenities, including a concierge and a resident manager. Acclaimed designer Steven Gambrel, has seamlessly interwoven the industrial history of the building with state-of-the-art interior design elements that enhance common rooms that include stunning lobby living room, coffee/wine bar and the reception center. Outside the heated salt water pool is serviced by the Watchcase Pavilion which is home to the club room with fireplace and catering kitchen for recreation or private events, fully outfitted gym, yoga room and a pair of locker rooms each with its own sauna. With proximity to shops, restaurants and the marinas of a village in the midst of an amazing renaissance, this impeccably appointed residence deserves your attention today.

Exclusive. \$3.995M WEB# 46937

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