



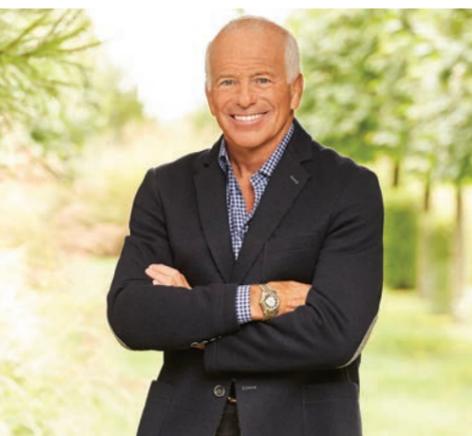
Modern Beach House

Sagaponack. Custom built for discerning owners by Farrell Building Co, a stunning 6 bedroom modern beach house offers an uncompromising Sagaponack experience throughout its nearly 7,000 SF of exquisite interiors on three levels of living space. From the ocean view roof deck down to the finished lower level, this first ever offering, just a few hundred feet to the beach, exudes a simplistic sophistication. A double height entry welcomes all over white washed oak floors that fan out past the powder room and an architecturally interesting staircase to the expansive great room with a wall of doors opening to the outside. A more intimate living room is warmed by its own fireplace. The custom designed kitchen with breakfast area, large center island and professional appliances is enhanced by a butler's pantry leading to the formal dining room. Upstairs the master bedroom suite offers luxurious bath, a pair of walk in closets and a private balcony. Three additional bedrooms with baths ensuite, including one with its own balcony, complete the 2nd floor. A short staircase rises to the roof deck with ample room for seating that looks out across much of Sagaponack and Wainscott to the nearby ocean. The finished lower level is complete with gym, sauna, 7,500 bottle wine cellar, recreational room, a pair of bedrooms serviced by a spa like bathroom, laundry center and a room specifically designed for that future home theater. An elevator connects all three floors of living space. Outside stone patios and an expansive verdant lawn frame the heated Gunite pool with spa as a kaleidoscope of colors enhance a property awash in sea breezes and made private by tall perimeter plantings. A full house generator, an internet controlled HVAC system and an audio system add to the properties élan. Leave the cars in the radiant heated garage, grab the beach chairs or paddle boards and stroll down a few hundred feet to the wide ocean beach. Make your appointment to preview today in order to change your Hampton experience forever. **Exclusive. \$11.95M WEB#28729**

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Gateway To Southampton Village

Southampton. Adjacent to the renowned estate area of Southampton, behind a gated entry, a stately 6 bedroom, classically designed traditional residence spans more than 6,500 SF on three floors of fully articulated living space. Combining timeless elegance, state of the art amenities and elements of cutting edge design, Demarco Development is offering an incredibly priced opportunity for one discerning buyer in search of that elusive Hampton retreat. An entry hall welcomes all over 8 inch rift and quarter sawn white oak flooring that spreads out to find a casual, yet elegant, open floor plan. The living room with fireplace and wet bar segues into the dining area, under dramatic 30' high ceilings, sure to resonate with conversation and laughter during meals both large and small. The stunning kitchen, with Waterworks tiles, Perrin & Row fixtures and white custom cabinetry, is enhanced further by industrial lighting, professional appliances and large center island with ample seating. Quiet reflection will be found in an adjacent den which could quickly become a favored haunt to read, relax or watch a movie. Fortunate guests will enjoy the large ground floor suite with luxurious bath, ample closets and access to its own patio. A powder room and mudroom complete the first floor. Upstairs begin and end your days under vaulted, wainscoted ceilings highlighting the expansive master wing, warmed by its own fireplace. The spa like bath offers heated floors, steam shower and tub while the separate dressing room opens to a private balcony. Two generous guest suites and a laundry room complete the 2nd floor. The finished lower level offers living room with fireplace, recreational area, gym, wine cellar and a 2-bedroom staff/guest wing with bath. Outside the 20 x 40 heated Gunite pool with raised spa forms the center piece of a rear yard that is flanked on one end by a fully outfitted pool house and on the other by a pergola covered dining area serviced by an outdoor kitchen and fireplace. Additional amenities include a Sonos system, internet controlled HVAC and security, generator and a two car garage. Close to shopping, chic restaurants and the broad, sandy ocean beaches of an iconic village, this superlative offering awaits your inspection today. **Exclusive. \$5.495M WEB#39883**

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