

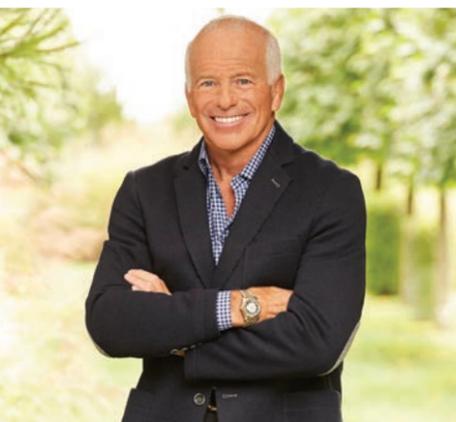


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## Modern Montauk Oceanfront

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**Montauk.** Heroic views are just the prologue to the story that describes this significant 4-acre modern compound spanning over 300' of oceanfront on separate, contiguous 2-acre parcels, 75' above the Montauk shoreline. Designed by renowned architect James Biber FAIA and built by Men at Work, the main house with 5,500 SF+/- on three levels of living space sits on two oceanfront acres and includes a gourmet kitchen, dining room, step-down living room and striking interior walkways. A second story sitting room above the master bedroom includes a roof top deck and wraparound terraces. The high ceiling finished lower level boasts a gym, dramatic screening room, wine cellar, and storage. The robust masonry and steel structure is clad in the most permanent of materials including glazed brick, terrazzo, hurricane rated glass and custom metal roofing. The 2,400 SF+/- guest house, on its own 2 oceanfront acres, has stunning views in three directions. It features 2 bedrooms, 1 bath, eat-in kitchen, lounge, and continuous outside deck. A sweeping lawn runs down to the dune from the heated Gunite infinity edge pool, Jacuzzi and cabana where a path leads to 300' ft of wide, sandy Montauk beach front. This breathtaking property allows for major expansion if needed on both lots as well as an additional swimming pool next to main house. For the full story visit [myhamptonhomes.com/103411](http://myhamptonhomes.com/103411).

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## Sagaponack Luxury

**Sagaponack.** A spectacular Sagaponack residence, on a lush 1.6 acres, is now available for sale millions below houses of similar excellence. This 8,000 SF+/-, 7-bedroom home on three levels of living space offers the masterful construction that has become the of the Farrell Building Co. With interiors by Campion Platt and Gale Sitomer, a gracious entry begins a journey that includes great room with fireplace, living room, eat-in kitchen with butler's pantry, formal dining room and guest master suite. Powder room, mudroom and heated/tiled 2 car garage complete the first floor. Upstairs the large master wing, offering fireplace, luxurious spa like bath, 2 walk-in closets, private terrace and a sitting room reigns over 3 well-spaced guest suites. The finished lower level adds recreational room, staff suite, a gym, wine cellar plus a full spa with steam & sauna finishing with a ultra high-end home theatre profiled in the NY Times. Control 4 remotely controls nearly all functions inside and out. Covered patios overlook the Gunite saline pool & spa, outdoor shower and a basketball half-court. Marder's has framed everything in total privacy amid manicured grounds with specimen trees and flowering perennials, highlighted at night by in ground lighting. For the full story visit [myhamptonhomes.com/106263](http://myhamptonhomes.com/106263)

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