



**STONE MEADOW FARM**

**East Hampton.** Sprawling across 8 open acres, this sensational estate evinces a passion manifested in its meticulous detail and craftsmanship. Generous rooms and a wonderful flow span 18,000 sq. ft. of living space in the 10 bedroom main house including a 3,500 sq. ft. finished lower level with unique spa and media room. Two legal separate cottages will house special weekend guests or staff. Stone courtyards, expansive patios and generous lawn surround the heated Gunite pool and tennis court. Finally, stable up to five horses in an attractive barn framed by ample riding fields. Exclusive For Sale. Also available for rent during various August time frames. Prices Upon Request F# 94415 / WEB# 52610

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**HEAD OF THE POND**

**Water Mill.** A timelessness tempered by today's amenities can now be yours in time for Summer '08. With views of Old Mill Pond, a five bedroom residence reigns over a meadow like acre. Hang out in the living room with fireplace, dining room, well equipped kitchen and screened porch on the first level. The master suite is joined by 4 additional bedrooms. Expansion is made easy with a finished space above the 2 car garage with separate entrance. The outside beckons with heated Gunite pool embraced by a broad, flat lawn for those all important ball games.

Exclusive \$2.795M F# 80108 / WEB# 31741

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**COBB ROAD TRADITION**

**Water Mill.** A stately thoroughbred reigns serenely over a 2.6 acre estate as a long drive leads to a 7,800 sq. ft. 9 bedroom residence. Common rooms include gracious living room with fireplace, formal dining room, den and inviting sunroom. A large updated kitchen is augmented by adjacent serving areas. The numerous bedrooms, including generous master with fireplace allows ample accommodations for family, guests and staff. Landscaped property frames heated gunite pool, legal 2 bedroom guest house and detached three car garage. Room for tennis and available contiguous acre.

Co-Exclusive \$9.8M F# 95114 / WEB# 31620

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**BEAUTIFUL WATERFRONT BUILDING LOT WITH ALL PERMITS IN PLACE**

**Bridgehampton.** Build your dream home on this South of the Highway waterfront lot with 151 feet on Kellis Pond. The parcel already has permit approvals for large home, separate 2 car garage, pool, and dock. Gorgeous views and water access on a lovely, very upscale street.

Exclusive \$2.995M F# 79456 / WEB# 04667

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**STILL WATERS**

**Bridgehampton.** A turn of the century traditional off Jobs Lane has been standing sentry over 400 ft. of pristine waterfront and 2.9 acres of lush grounds with an 8 bedroom "cottage style" 3 story house. Awash in bay breezes and undergoing a modest renovation, it offers a covered porch and generous common rooms including a living room with fireplace, library, formal dining room and large renovated kitchen. The manicured grounds offer gardens, dock, and a privately sited swimming pool. And when you are finished sitting on the dock by the bay you can walk to the nearby beaches.

Co-Exclusive \$9.5M F# 99030 / WEB# 31739

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**MODERNISM WITH RESERVE VIEWS**

**Water Mill.** Stylish modernism makes a welcome return on 1.2 acres bordering spacious reserve only 1.5 miles to Flying Point Beach. A cathedral ceiling great room with fireplace ushers you into a 5-bedroom, 5.5-bath residence which includes gourmet kitchen, dining area and a finished basement with endless possibilities. The expansive deck overlooking the heated pool and tennis court includes farm field views. The attractive furnishings are available for purchase making for an easy transition. A convenient South-of-the-Highway location with proximity to village shopping completes this offering. Co-Exclusive \$3.75M F# 77302 / **WEB# 49517**  
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**FARRELL BUILDING COMPANY SAGAPONACK ESTATE AT A SENSATIONAL NEW PRICE**

**Sagaponack.** Parsonage Lane is the site for this spectacular 8,000+ sq. ft. custom home on 1.7 acre private flag lot bordering 20 acres of reserve with panoramic farm field views. Featuring 7 bedrooms, 7 bathrooms, 2 powder rooms, 4 fireplaces, gourmet kitchen, formal dining room, butler's pantry, wood-paneled library, great room and living room. Finished basement adds another 3,800 sq. ft. including gym with steam and sauna; wine cellar, billiards room, media room and staff suite. Complete with sunken tennis court, heated gunite pool & spa and professional landscaping. Co-Exclusive \$10.95M F# 80259 / **WEB# 54454**  
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**BRIDGEHAMPTON HORSE COUNTRY ESTATE PARCEL**

**Bridgehampton.** A spectacular 5.5 acre vacant estate sized parcel is now available for a person looking to build a grand house on a special property. With permits in place for a 12,000 sq ft house plus finished basement, recreational building, pool, spa, cabana, tennis court and detached garage, this sensational lot offers amazing possibilities close to village, golf courses and ocean beaches. Inquire about custom building package. Exclusive \$5.95M F# 99127 / **WEB# 00806**  
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**CLASSIC GEORGICA COMPOUND**

**East Hampton.** Warm summer days and sultry nights embrace this turn of the century compound on a rare 3 acre lot south of the highway in East Hampton's Georgica. Walk to the beach, village shopping or places of worship from this beautifully restored 3-story, 6 bedroom property that features 2 parlors, country kitchen and large dining room. Newly renovated 3 bedroom 2 story guest house with full kitchen, living room and fireplace overlooks the heated Gunite pool with room for tennis. All this walking distance to village shopping, ocean beaches and places of worship. Exclusive \$7.25M F# 55199 / **WEB# 10032**  
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**GATEWAY TO GEORGICA BY PLUM BUILDERS**

**East Hampton.** A paneled entry starts a journey through 6,000 sq. ft. of superb finishes and masterful construction. The unique kitchen with fireplaced family room and beamed ceiling anchors a residence that also includes living room with fireplace, dining room, butler's pantry and 5 bedrooms, including first floor guest suite. The finished basement adds over 2,000 sq. ft. of additional living space including home theatre, wine cellar, recreational rooms and full bath. A screened-in dining pavilion with indoor/outdoor fireplaces overlooks heated gunite pool, spa, poolhouse and generous patios. Co-Exclusive \$4.85M F# 84609 / WEB# 50342

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**ROOM TO ROAM**

**East Hampton.** A 5,500 sq. ft. 2001 traditional is the crown jewel within 13.5 open park-like acres only 2 miles from the center of East Hampton Village. Wood and limestone floors welcome all into a unique abode where fireplaces grace the dining room, kitchen and both first and second floor masters. Two additional bedrooms have baths en suite. The double height living room commands views through the floor-to-ceiling French doors and windows. From the rooftop hot tub you can see the heated gunite pool, poolhouse, tennis court, spectacular landscaping and separate 2-car garage. Exclusive \$7.995M F# 64580 / WEB# 54931

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**BEST OF NORTHWEST IN EAST HAMPTON**

**East Hampton.** Very impressive and extra spacious, this traditional is ready for a new owner. There are six bedrooms and eight baths and lots of high quality details throughout the house. Features a formal dining room, media room and a well designed eat-in-kitchen plus a poolhouse by the full-size heated gunite pool. The property is six acres and there is room for tennis. There is also a two-car attached garage plus landscaped property with lawns, stone walls, specimen trees and plantings. Unbeatable privacy and great proximity to both East Hampton and Sag Harbor. Exclusive \$3.595M F# 48225 / WEB# 27216

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**RESERVED FOR YOU IN BRIDGEHAMPTON SOUTH**

**Bridgehampton.** A stunning Gavalas 2004 built house on an acre offers views of the adjacent 2.6 acre reserve. A grand entry opens to coffered ceiling great room, media room, expansive fully equipped eat-in kitchen, formal dining room, guest master and staff room. Upstairs a stunning master suite is joined by 4 additional bedrooms with baths. Lower level offers home theatre, billiards room, gym, wine cellar, kitchen and staff bedroom. Outside broad porches and patios enjoy views of the adjacent reserve and the heated gunite pool, spa, pool house, separate patio with fireplace and Bocce Ball court. Exclusive \$6.695M F# 91199 / WEB# 39981

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