



MAIDSTONE AREA ESTATE

East Hampton. A privileged setting off Egypt Lane is home to builders own manse designed in 1998 by John Laffey. Sprawling across nearly 3 acres of manicured privacy, a 10,000 sq. ft. 6 bedroom traditional awaits with views to the historic Maidstone beyond. The journey begins with a paneled double height entry that leads under thickened, curved archways to coffered ceiling living room, formal dining room, cozy den, expansive kitchen with adjacent family room and staff quarters leading to the 3 car garage. Upstairs the master wing with his/her baths and gym shares the second floor with 4 additional bedroom suites, media room and an expansive billiard room over the garage perfect for additional bedrooms if needed. Outside the resort like property hosts heated Gunite pool, pool house, tennis and a newly finished carriage house with finished space above . All this within walking distance to village shopping and ocean beaches.

Exclusive, Price Upon Request F# 48830 / **WEB# 47839**

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MAIDSTONE AREA PARCELS

East Hampton. Ranging in size from 1.5 acres to 2.3 acres, five estate-like parcels, in an exclusive enclave walking distance to both village shopping and ocean beaches, await the lucky buyer who gets to choose but one. Each lot can accommodate a major house, pool, pool house and tennis court. Some future houses may have second floor Maidstone views. But hurry, when the first one sells the rest will disappear. Maybe not quite like Brigadoon...but close.

Exclusive, Price Upon Request F#80079 / **WEB# 04583**

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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, butlers 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 a manicured acre graced by heated Gunite pool, spa, pool house and generous patios.
Co-Exclusive \$5.29M F# 94609 / WEB# 50342
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ON THE WATERFRONT

Sag Harbor. Gracious spaces and masterful construction will be the hallmark of this Peter Mangiameli built (pchinc.com) 6,000 sq. ft., seven bedroom residence. It's breathtaking great room, library and kitchen/family room are all warmed by fireplaces. The enclosed porch and first-floor guest suite will complete the first level. Upstairs the extensive master wing with fireplace reigns over three additional guest suites. The fully finished basement has two additional bedrooms, gym, wine cellar and playroom/media room. Outside the infinity edge pool and spa will seemingly merge with the bay front surrounded by patios and extensive landscaping all overlooking Sag Harbor Bay.
Co-Exclusive, Price Upon Request
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WATER MILL RESIDENCE ON RESERVE

Water Mill. Just a short distance north of Southampton and Water Mill, a new 6,300 sq. ft. 9 bedroom residence is taking form on 1.5 acres bordering 80 acres of reserve. Slated for end 2007 completion, this new offering will offer a wonderful floor plan combined with sensational detailing. Great room, living room, gourmet kitchen with family room, formal dining room and guest suite complete the 1st floor. Upstairs the expansive master is joined by 4 additional bedroom suites. The finished basement offers 3 additional guest/staff bedrooms as well as areas dedicated for media, gym, wine and recreational use. Outside the lush lawn and perimeter landscaping frame the heated Gunite pool, and sunken tennis court.
Co-Exclusive \$4.25M F# 96637 / WEB# 96637
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TIMELESS IN BRIDGEHAMPTON

Bridgehampton. The 2005 Hamptons Cottages and Gardens Idea House is now available for one discerning buyer. Designed by architect Hugh Huddleson and landscape designer Mario Nievoro, an 8 bedroom 7,500 +/- sq ft residence sprawls across 3.7 very private acres. This state of the art compound celebrates the best of Hamptons home design with modern amenities including the latest in kitchen and bath technology, radiant heat and geothermal HVAC system. The expansive master suite with private media room shares the upstairs with 2 additional bedrooms while 3 guest suites await on the 1st floor. The finished lower level adds staff quarters, 2 full baths and recreational areas. Outside the exotic covered porch with fireplace overlooks the oversized Gunite pool and a sensational landscape plan with room for tennis. All this behind a gated entry within walking distance to Bridgehampton village.
Co-Exclusive \$15M F# 94711 / WEB# 54711
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A HOUSE FOR ALL SEASONS

East Hampton. Weekends will take on a new meaning as a wonderful Hampton experience awaits at the end of a quiet cul-de-sac on the edge of East Hampton Village. This recently finished traditional by a respected East Hampton builder offers the ultimate amenities within 6,000 sq. ft. including 6 bedrooms, 8 baths, kitchen/family room, formal living and dining rooms, light filled sun room and intimate den. The finished basement with pool table, exercise equipment, media room and bath will become a favorite haunt. Outside, the heated Gunite pool with bluestone patio overlooks the beautiful lawn and landscaping on its private acre surrounded by reserve.

Co-Exclusive \$3.695M F# 13580 / **WEB# 85936**

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FARRELL BUILDING COMPANY SAGONACK ESTATE

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. By far the best priced new construction with tennis in Sagaponack South, it features 7 bedrooms, 9 bathrooms, 4 fireplaces, gourmet kitchen, formal dining room, wood paneled library, great room and living room. The finished basement adds another 3,800 sq. ft. of finished living space and includes gym with steam and sauna, wine cellar, media room with fireplace and staff suite. An elevator services all three levels. Outside amenities include sunken tennis court, heated gunite pool, spa and professional landscaping.

Co-Exclusive \$11.75M F# 80259 / **WEB# 54454**

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CURB APPEAL

East Hampton. Get use to cars slowing down to marvel at this masterfully constructed, John Laffey custom designed traditional on very desirable Old Orchard. The 3 room master suite with fireplace is the crown jewel in this 6 bedroom, 7.5 bath, 6,700 sq. ft. stately home. The uber kitchen with every amenity opens to a family room with fireplace, butler's pantry and formal dining room. A double height paneled entry opens to the 20 ft. tall living room with fireplace which looks out onto stone terraces and the heated gunite pool set on 1.4 beautifully landscaped acres.

Exclusive \$5.295M F# 60647 / **WEB# 46106**

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MECOX ESTATE BY FARRELL BUILDING COMPANY

Water Mill. Bay breezes caress this new construction deep in Water Mill South. Sited on a gorgeous 1.5 acres, a 7,100 sq. ft. 9 bedroom residence has a newly fashioned floor plan and interiors by Greg MacKenzie with great room, living room, library and screened porch, all warmed by fireplaces. Custom kitchen, formal dining room, jr master and staff suite completes the 1st floor. Upstairs the master with fireplace is joined by 4 additional bedrooms. A finished basement includes staff quarters, media room and more. Outside the generous patios frame a heated Gunite pool, spa and pool house with permits for tennis in place.

Exclusive \$11.95M F# 95982 / **WEB# 52422**

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ROOM TO ROAM

East Hampton. Master of your domain is how you'll feel in 13.5 open park like acres only 2 miles from East Hampton Village. A 5,500 sq. ft. 2001 traditional is the crown jewel of this very special property. Fireplaces grace the dining room, kitchen and both masters. The double height living room has commanding views through the floor to ceiling French doors and windows. The finished basement offers a paneled TV room, library, game room, wine cellar and laundry area. From the roof-top hot tub you can see the heated Gunite pool, pool house, tennis court, garden pavilion, spectacular landscaping and separate 2 car garage.

Exclusive \$7.995M F# 64580 / WEB# 54931

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BELL ESTATE COMPOUND

Amagansett. Poised on 4.2 park-like acres at the end of a long gated drive, this 7 bedroom estate features a 50' heated Gunite pool, pool house, har-tru tennis court, and carriage house with finished space above. Endless walking paths meander through arboretum-like grounds, with a clearing allowance commensurate with a property 4 times the size, that include fountains, streams, ponds and a gazebo. All this within close proximity to ocean and bay beaches. Visit www.5timbertrail.com for extensive pictures and specs.

Exclusive \$3.995M F# 71214 / WEB# 51078

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