



## SPECTACULAR COBB ROAD COMPOUND

**Water Mill.** The curtain rises on another superb Simon and Simon production as masterful construction, generous room sizes and consummate finishes combine within this new 8,500 sq. ft. 7 bedroom, 10 bath residence that anchors a gated 2 acre compound behind stone walls deep within Water Mill South's estate section. Grand spaces warmed by 4 fireplaces and radiant heat throughout include impressive great room, formal dining room with wet bar, chefs kitchen professionally equipped, den with fireplace, first floor master with sitting room and study and 4 private guest suites all with built in closets and individual climate controls. A fully finished 4,500 sq. ft. lower level adds recreational areas and staff quarters while a heated and tiled 4 car garage holds all the toys. An elevator accesses all levels and a Crestron system controls major systems. Stone patios fan out to join the 50 ft. Gunite pool, spa, pool house, sunken court with fountain and basketball court and tiki wet bar. A 2 bedroom, 3 bath guest house offers its own Jacuzzi with nearby putting green. Security cameras, generator, 800 amp service and spectacular landscaping ensures the ultimate privacy and piece of mind.

Exclusive Price Upon Request F# 64094 / WEB# 34350

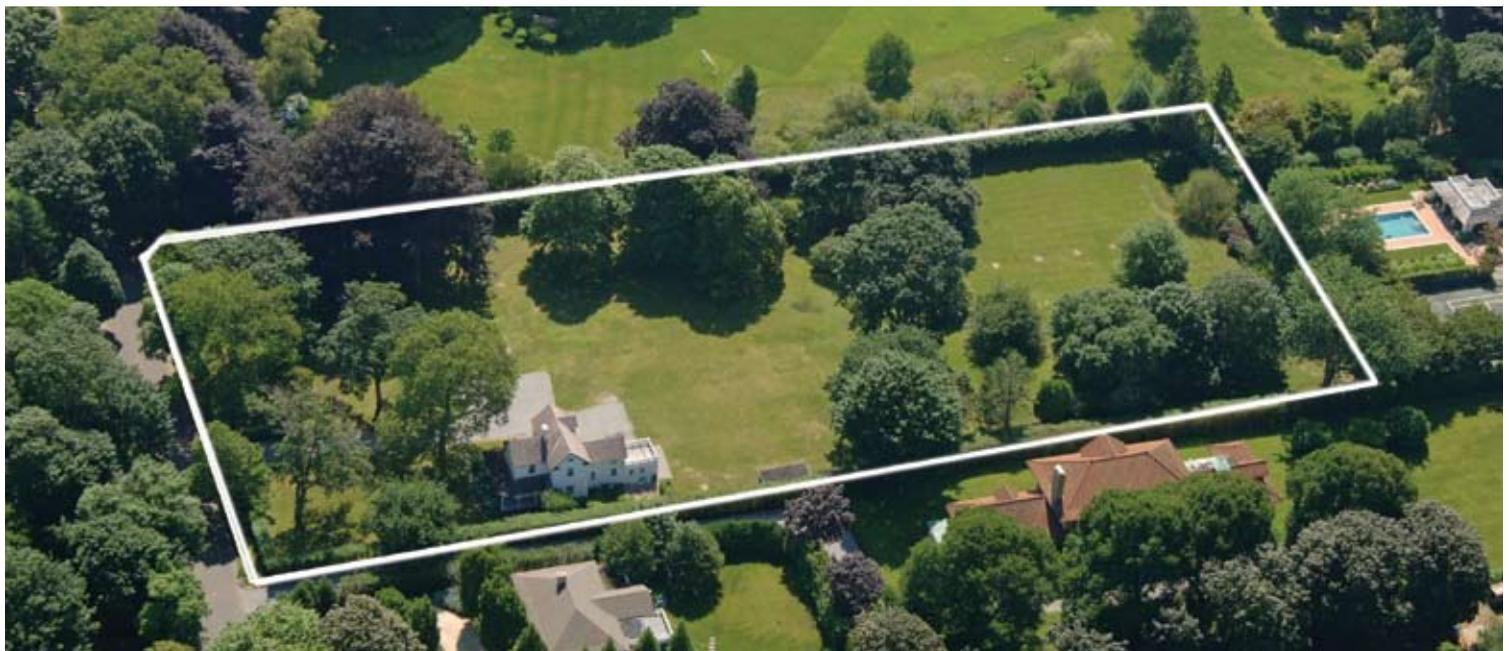
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## OX PASTURE ESTATE

**Southampton.** Grandeur and majesty return to Southampton's estate area with the start of construction of a 12,300 sq. ft., 10 bedroom estate on nearly three acres of what once was part of the Lloyd Smith estate. Mature trees and landscaping will frame this sensational new residence that will include grand entertaining spaces along with masterful construction and details. A dramatic arrival courtyard will usher you and guests into a paneled foyer that will lead to a great room, library, media room, gourmet kitchen with the butlers pantry leading to formal dining room. Upstairs the master wing will share the second floor with 5 additional guest bedrooms with baths all ensuite. The west wing carved from the original caretakers cottage will house additional bedrooms and common rooms for guests or staff needs. The finished basement will offer additional staff bedrooms, steam and sauna rooms, gym, wine cellar and recreation room. An elevator services all three floors of living space. Outside multiple porches, including a fireplace, will overlook the verdant landscaping surrounding the 50' Gunite pool, spa, pool house and Har-Tru court.

Co-Exclusive \$19.45M F# 81610 / WEB# 46754

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#### SANDPIPER LANE NOW

**Bridgehampton.** Deep within Bridgehampton South and only several hundred yards to the beach, a tantalizing 4 bedroom residence awaits on a magnificently landscaped acre. Both architecturally pleasing and impeccably maintained, this 3500 sq foot modern structure offers a relaxing, beach inspired atmosphere including stunning great room overlooking the 50' heated Gunite pool, dining room, kitchen, generous master, guest master, 2 additional bedroom suites and attached 2 car garage. Undulating grassy dune like berms add to the beachy feeling a short stroll to the velvety white sand and briny sea.

Exclusive \$3.95M F# 28309 / WEB# 45415

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#### BRIDGEHAMPTON RETREAT

**Bridgehampton.** A large grassy one acre lot just north of the village is the site for this newly completed 5,500 sq foot residence awaiting the next lucky family to enjoy. A fully paneled double height entry welcomes all over dark richly stained floors that leads to a coffered ceiling living room with fireplace, den and formal dining room. The country kitchen/family room with coffered ceiling is replete with handmade cabinetry, all Viking appliances, marble countertops and an enormous walk in pantry. Upstairs the master with fireplace, large walk in closet and custom bath shares the floor with 4 additional bedrooms with its own back staircase to the kitchen. The basement with 10' ceilings and a walkout is ready to be finished while a computerized 8 zone HVAC system is state of the art. Outside the 20 x 40 heated Gunite pool with ample room for pool house is framed by extensive lawn.

Exclusive \$3.495M F# 93717 / WEB# 48963

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**THERE CAN BE ONLY ONE**

**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 Club views. But hurry, when the first one sells the rest will disappear. Maybe not quite like Brigadoon...but close.

Exclusive, Price Upon Request  
F#82198 / WEB# 04581

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**APAQUOGUE ROAD**

**East Hampton.** Further, Lily Pond, Lee ..... Apaquogue. Among a handful of streets that are home to some of the Hampton's most exclusive properties, Apaquogue Road has a new offering to join the East End elite. Masterfully built, graciously detailed and exquisitely furnished, a 7000 sq. ft, 6 bedroom traditional sprawls across 1.15 very private acres. The paneled entry opens to the living room, gourmet eat-in-kitchen, formal dining room and library with coffered ceilings. A sunroom leads to the guest wing with superb 1st floor master with fireplace while just above, serviced by its own staircase are two additional guest suites with their own private balcony. A pair curving staircases leads to the family wing with a master with fireplace reigning over 2 additional en suite bedrooms. The mature and colorfully landscaped grounds frame the 44' heated gunite pool with pool house. Put all the toys in the 3 car garage.

Exclusive Price Upon Request  
F# 79568 / WEB# 46907

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#### BRIDGEHAMPTON PLAYGROUND

**Bridgehampton.** A 5000 sq. ft. Post Modern sits high on its 2.3 acre lot surrounded by a weeks worth of activities. Invite all your friends or both sides of the family to enjoy weekends at this 8 bedroom retreat. While generous spaces including double height great room and a finished basement await within, it is outside that the action begins with 40' heated pool. Jacuzzi, volleyball and basketball courts and all weather tennis, lit for night play. With a great rental history, this thoroughly complete package will appeal to investors as well.

Co-Exclusive \$1.495M F#73807 / WEB# 39500

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#### SAG HARBOR WATERFRONT COMMUNITY

**Sag Harbor.** With deeded private beach access and mooring rights, a new 4-bedroom, 4.5-bath, 3,700 sq. ft. traditional begins construction in a coveted location awash in bay breezes. Quintessential Hampton feel combines with modern amenities to include double-height ceilings, exquisite hardwood floors and extensive molding detail throughout, eat-in country kitchen, luxurious master suite with fireplace, sitting area, study and private terrace. A series of French doors open to an outdoor sanctuary where generous bluestone surrounds the 40' heated gunite pool and pool house, just steps from a private beach.

Co-Exclusive \$2.2M F# 94076 / WEB# 49488

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#### WONDERFULLY SOUTH IN WAINSCOTT

**Waincott.** Sunset views over farmfields from the screened porch is only one of the reasons that you will look forward to returning again and again to this jewelbox bordering 24 acres of reserve less than 1/2 mile to the ocean at the end of Beach Lane. Beautifully appointed and meticulously maintained by the same owners since built in 1990, this 2500 sq ft 3 bedroom traditional sits proudly on its landscaped half acre offering updated kitchen, dining room, sunsplashed living room, 2 first floor guest suites, full bath and powder room. Upstairs the private master suite with its own balcony has adjacent unfinished space perfect for that much coveted office or nursery. Outside, the pool framed by newly minted lawn overlooks the reserve to the southwest.

Exclusive \$3.65M F# 82129 / WEB# 47765

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#### THE PRINCE OF TIDES

**Southampton Village.** The sound of waves gently lapping beneath your deck, spectacular sunsets over shimmering open water, walking along the ocean beach a hundred yards away ...if any of this is at all compelling, then just maybe you should preview this 3,000 sq. ft. jewel on bucolic Shinnecock Bay. A totally reworked beach house offers the consummate, relaxed Hampton bay front experience often sought but seldom realized, including water view living rooms on both levels, upstairs master with its own water view balcony, 3 additional bedrooms plus staff quarters. Amenities include marble countertops, a stainless steel kitchen, intricate moldings and vaulted ceilings framing walls of windows seemingly inviting the views inside. Expanses of mahogany decking afford ample room to watch ships set sail while enjoying those favorite summer drinks. So... where will you be next summer?

Exclusive \$6.5M F# 72308 / WEB# 34017

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