

SURFSIDE

Bridgehampton. With both ocean and Sagg Pond views as well as deeded beach access, a new 9 bedroom estate by Konner Development stands awash in sea breezes ready for its first occupant to take the helm. Sitting proudly on 1.2 acres, a nearly completed 9,000 SF+/- residence utilizes a wonderfully intuitive design to showcase its consummate workmanship, generous room sizes and sensible flow. The dramatic double height entry welcomes all over 5" oak floors to beautifully paneled spaces that include living room and library both warmed by fireplaces and the dining room that opens through French doors to an alfresco eating area. The sensational kitchen, highlighted by Calcutta gold marble countertops, includes Subzero, Wolf and Bosch appliances bolstered by a butlers pantry that includes wine cooler and ice maker. Adjacent is the beamed and wainscoted enhanced den with fireplace and built in media area. Guest and staff bedroom suites complete the first floor. Upstairs the expansive master wing includes ocean views from office, bedroom with fireplace, luxurious bath, dressing and make up areas and a pair of walk-in closets. Four privately spaced guest suites and a waterview living room complete the upper level. An elevator accesses all levels including an additional 3,000 SF+/- of finished space in the lower level that features wine cellar, media room, an additional living room with fireplace, gym with full bath and two more bedrooms perfect for staff needs. Outdoors Mario Nievera's artful landscape plan and an expansive lawn frames the 50' pool, practice green and an inspired open air pavilion that includes fireplace, bath and BBQ. Co-Exclusive \$15.995M F# 50131 / WEB# 33987



HALSEY NECK LANE

Southampton. First Neck, Ox Pasture, Gin..... Halsey Neck. Among the legendary byways of Southampton's estate section, Halsey Neck Lane has a new offering by Konner Development to join the area elite. Scheduled for completion by early fall 2009, a new 6 bedroom classic design offers a combination of masterful construction, consummate detail and an intelligent floor plan that envelops 7,000 SF+/- on 3 levels of living space. Beautifully finished oil rubbed oak floors welcome all into a gracious entry that opens to living room with fireplace, custom kitchen with fireplaced gathering room, formal dining room, and first floor bedroom. Upstairs the master with fireplace is joined by 3 guest suites. The finished basement offers staff suite, living room with fireplace, gym and screening room. Outside the pool house with cabana kitchen, outdoor shower and attached garage overlooks the 40 ft. gunite pool surrounded by patio, lawn and verdant landscaping. Co-Exclusive \$5.3M F# 101838 / WEB# 37178

Gary DePersia, SVP, Associate Broker, 516.380.0538



TRANQUILITY ON GEORGICA ROAD

East Hampton. Defined by an aesthetic that reaches across centuries while celebrating the best of what's new, an 8 bedroom residence commands over 3.5 acres in a coveted Georgica location. Timeless splendor and a gracious elegance converge within this Peter Cook/Men at Work 11,600 SF+/- collaboration that ushers you into a dramatic double height entry over antique wide plank oak floors, reclaimed from New England barns that fan out to exquisite common rooms augmented by custom fireplaces, wainscoted ceilings and intimate spaces. A beamed, cathedral ceiling kitchen is bolstered by separate butlers kitchen. The first floor master wing with office and private access to gym is joined by 2 additional bedrooms while 3 more guest suites await upstairs. A separate 2 bedroom apartment with its own staircase can be used for staff needs or extra weekend company. A sense of tranquility and a park like setting embrace the expansive lawn areas and flowering gardens that envelop the pool and pool house with ample room for tennis. A unique offering in a privileged setting only a short distance to village shopping, ocean beaches and places of worship comfortably sequestered behind a gated entry. Co-Exclusive \$19M F# 104461 / WEB# 37379

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