



Town Line Road

Wainscott. With a one room school house, a population under 1,000 and an area of only 7 square miles, the seaside hamlet of Wainscott might get overlooked. But then one might also miss out on an incredible new estate just coming to market on an idyllic two acres, ingeniously designed by Val Florio and masterfully built by the Lifton-Green team, only several hundred yards to the ocean. One enters the gated 8,300 SF+/- 8 bedroom shingled traditional through a double-height paneled entry foyer over 6 inch rift and quarter sawn white oak floors which fan out to include a great room, library and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with gathering room has its own fireplace, as well as a butler's pantry which leads to the formal dining room. A guest suite, staff quarters and a pair of powder rooms on opposite sides of the residence, a laundry facility and a 3-car garage complete the first floor. Upstairs, the master bedroom, stretching from the front to the rear of the house, offers expansive his and her baths connected by a common steam shower, separate closets, an office and a deck which is shared by two of the four additional ensuite bedrooms. From there climb a short staircase to the widows walk/roof deck offering panoramic views of the surrounding countryside over Wainscott Pond to the Atlantic with ample room for table and chairs. An additional 3,800 SF+/- of living space is found in the lower level which offers a luxurious spa experience including gym and sauna, as well as wine cellar, recreational areas, powder room, staff suite and an optional movie theater with concession area. Outside, the covered porch with fireplace and broad stone patios overlook the 20' x 50' heated Gunite pool with spa serviced by a pool house which includes bathroom and kitchen. A 60' x 120' sunken Har-Tru tennis court and professional landscape package, including a variety of specimen trees, completes this spectacular offering.

Co-Exclusive. \$17.9M WEB# 32999

Ram Island: Like You're On Vacation Everyday

Shelter Island. You remember the feeling. You're on holiday on the coast of some Caribbean isle or on the cliffs of a European town overlooking the Mediterranean. Each morning when your head leaves the pillow, a glorious sunrise awaits and you KNOW you are on vacation with broad expanses of water dotted with boats and vistas of other shores. Much closer to home you can recreate that feeling each and every day when you own this two story, 4 bedroom retreat poised above 280' of beachfront on the brink of Gardiner's Bay with sweeping vistas to the North Fork, Montauk, and beyond. The 20' x 42' heated Gunite pool sits between house and water with 180° views of the busy bay serviced by a legal guest house that redines what a pool cabana can be. Your own staircase brings you and lucky guests down to your own beach, protected by 250' of bulkheading. Head over to Sunset Beach for Sunday cocktails or Sag Harbor for the lobster salad at B. Smith's. Best of all, you won't need a passport, a pat down or a plane ticket. Just get in your car and head East. The excitement builds on the short ferry ride over. When you get there, you'll know.....and remember.

Exclusive. \$3.695M WEB# 31894

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4.2 ACRES

Amidst The Sheltering Pines

East Hampton. A sensational 4.2 acre building parcel on prestigious Bull Path has come back on the market at an incredible price. Featuring the majestic white pines that are the hallmark of this section of the Northwest, this blank canvas awaiting only your imagination is just a short distance from both the villages of East Hampton and Sag Harbor. Start making your plans to build on this exceptional lot today.

Exclusive. **\$1.395M** WEB# 2938



Yes Virginia...There is a Bayfront

East Hampton. You've always talked about that charming Nantucket style waterfront cottage you'd buy in East Hampton, perhaps in the Springs far from the weekend crowds. Hopefully the views over the water from your deck would include blazing sunsets. Of course, you'd want to moor your little boat just off-shore. Wouldn't it be nice too if you could just plop your furniture in without having to do any renovations. Certainly you imagine the great languorous lunches and intimate moonlit dinners you'll enjoy, all prepared in the new state of the art kitchen overlooking the bay. And naturally you'd expect a heated gunite pool looming over your own private beach where you'd watch the water lap against the shore. Didn't your wish list include a little shed to store all your beach stuff in too? Well I just happen to have one if you're still in the market. You'd better hurry though as there aren't many newly constructed 3 bedroom, 3 bath traditionals hanging around on the harbor at the moment. Ah, Virginia, in all this world this bayfront is real and available.

Co-Exclusive. **\$2.595M** WEB# 40974



Dune Road

East Quogue. High and dry on the ocean and bolstered by a 20 ft. dune, two contiguous parcels offer a unique opportunity to build new and meet all current standards along prestigious Dune Road. With over 100 ft. of beachfront, the 1.25 acre ocean front lot with sunset views over Shinnecock Bay, presents an enviable 9,700 SF +/- building envelope with time-saving pre-approved setbacks and permits by the DEC and Suffolk County Health Department which could allow for a main house of approximately 12,000 SF +/-, pool, ample decking and a 2-story recreational building/pool house/garage up to 1,500 SF +/- . With public water, gas and utilities already in place all you need is to design your new home and build. The contiguous ocean access acre lot has a larger 9,900 SF +/- building envelope which could allow for a 13,000 SF +/- residence, pool and an accessory structure up to 1,200 SF +/- . Although now available separately, you could buy both to create an amazing compound or keep one and spin off the other. With significant houses nearby, these lots offer an excellent opportunity to join the fortunate few. Developer/owner with 40 years of experience can also build to suit with financing available.

Co-Exclusive. Oceanfront Lot : **\$4.8M** | Ocean Access Lot : **\$3.6M** | Both Lots : **\$7.8M** WEB# 07102



Malibu East in Sag Harbor

Sag Harbor. The words "sunrise" and "sunset" will become an important part of your daily lexicon when you begin and end your days in this meticulously maintained beach house poised on the brink of Noyac Bay in very hot Sag Harbor. Expansive waterviews from nearly every room of this beautifully finished 2006 traditional are just the opening chapters in a taut tale describing a four bedroom, three story residence that welcomes all into an open floor plan on the main level that includes living room with fireplace, well appointed kitchen and dining area. A cozy den and full bath complete the first level. Upstairs the sumptuous master wing with incredible views has its own marble bath while three additional bedrooms await nearby. A short staircase leads to yet another level of finished space where the two nicely appointed rooms could become the perfect venue for an office, playroom or yoga studio/gym. Walls of windows and French doors lead from the first floor to a covered porch, intimate patio and an expansive bluestone deck all overlooking your own sandy beach below the bulkhead where just beyond you can moor your boat. Walk to Cromers in the morning for your pastries and NY Times or sail across Noyac Bay for an afternoon at Sunset Beach. The choices are yours when you make this new offering your own.

Exclusive **\$3.25M** WEB# 50279

