



SOPHISTICATED SOUTHAMPTON ESTATE

Southampton. Designed for maximum privacy amid an exquisitely landscaped 2.5 acre setting, this very complete estate offers extraordinary architectural detail and state-of-the-art amenities within a splendid layout for sophisticated 21st century living. The gracious living room, highlighted with beamed ceiling, paneled wall and elegant fireplace, forms the centerpiece of the residence that includes den/media room with fireplace, formal dining room and a superbly equipped gourmet, center isled kitchen with adjacent sun filled breakfast room. Each of the 5 bedrooms are sequestered from the others. The romantic first floor master suite, warmed by its own fireplace, is serviced by his and her baths, large walk-through closet and doors to the grounds outside. A guest master upstairs has its own fireplace and private terrace overlooking the spacious grounds, while a loft-like aerie awaits above. The recent addition of a brilliantly conceived informal living room/pool pavilion provides for both inside and outside needs. Specimen trees, flowering shrubs and dense perimeter plantings are joined by acres of verdant lawn connecting the patios with the heated Gunite pool and a new full-size all-weather North/South tennis court. Plans are available for a significant renovation and addition to increase total living space to nearly 9,500 SF+/- . With a new seductive price, this unique estate merits your preview today.

Exclusive. \$6.25M WEB# 22906



Southampton to Montauk...Sagaponack to Shelter Island
The Hamptons for Buyers, Sellers, Renters & Investors

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THE HAMPTONS

SHELTER ISLAND

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