



NORTH HAMPTON COLONY: BEACH AND MARINA

Sag Harbor. You've always talked about that charming weekend getaway you'd buy in Sag Harbor perhaps off Noyac Rd far from the weekend crowds. Hopefully the house would be in a community with its own bay beach and with its own marina where you could keep your boat. And wouldn't it be nice too if you could just plop your furniture in without having to do any renovations? Certainly you imagine the languorous lunches and intimate moonlit dinners you'll enjoy, all prepared in the state of the art kitchen overlooking an adjacent media room. Having the master on the first floor would really be a convenience especially with the other bedrooms sequestered on the other side of the house. And didn't your wish list include a finished lower level with full bath where you could send the overflow on busy weekends? Well... I just happen to have one if you're still in the market. You'd better hurry though as there aren't many pristine 3 bedroom, 4 bath homes with community beach and marina plus all these amenities hanging around at the moment. Call today for full particulars or your own private tour.

Co-Exclusive. \$1.15M WEB# 56084



QUINTESSENTIAL HAMPTON RETREAT

Wainscott. Conveniently situated between the villages of East Hampton and Sag Harbor, a 4 bedroom, 5 bath traditional of recent vintage is poised to find a new owner. Sequestered at the end of a quiet lane, the 5,000 SF +/- residence sprawls over 2.2 acres abutting a vast wooded reserve. As you enter the inviting entry over honey-hued oak flooring, spread out before you is the sun drenched great room with fireplace under a dramatic beamed cathedral ceiling, which opens to the outside, offering views of the property. The expansive kitchen, professionally equipped with Viking appliances and enhanced by an eat-in area and a large 4 seat center island, flows seamlessly into the formal dining room. The generous first floor master suite, which boasts a luxurious bath with shower room and Jacuzzi tub, additionally has a spacious walk in closet. A powder room, laundry area and a two car garage complete the first floor. Upstairs a guest master suite and two additional bedrooms all have access to their own media room. The finished lower level has room carved out for a gym and recreational use serviced by both a full bath with steam shower as well as a kitchenette complete with wine cooler and ice maker. Outside, broad brick patios frame the 20 x 40 ft heated salt water Gunite pool, which enjoys views of the verdant lawn and colorful landscaping. The property can easily host a full size tennis court. Call to preview today.

Exclusive. \$2.995M WEB# 55211



RUXTON ROAD AT COVE HOLLOW FARM (COVER PROPERTY)

East Hampton. Defined by an aesthetic that reaches across centuries while celebrating the best of what's new, a 7 bedroom residence commands over 3.5 park like acres in a coveted Georgica location. Timeless splendor and a gracious elegance converge within this 7,700 SF +/- manse that welcomes you into a double height entry over white oak floors that fan out to exquisite common rooms to include the 2 sided great room with fireplace and a light filled sun room as well as the formal dining room, large enough for both grand and intimate entertaining. The generous, fully equipped kitchen is bolstered by its own breakfast room. A den with full bath along with a staff apartment, adding to the bedroom potential, completes the first floor. Upstairs the master wing with fireplace, sumptuous bath, walk in closet and private terrace anchors a 2nd floor that additionally has two bedrooms with baths ensuite while a separate wing has two more guest suites. A finished lower level adds sitting room, gym, sauna and wine cellar. An L-shaped annex, embracing the 60' pool, houses a lounge, potting shed and unique cabana. Edmund D. Hollander has created a sense of tranquility and a park like setting along with extensive stone patios, sprawling lawn, specimen trees, apple orchard and flowering gardens that frame the tennis court with pavilion and an 80 yard golf hole. Public water and gas along with a generator add to the property's élan. A truly unique offering in a privileged setting, only a short distance to village shopping, ocean beaches and world class golf courses, comfortably sequestered in a privileged setting.

Co-Exclusive. \$11.9M WEB# 36726



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

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M&M Custom Homes On Wild Orchid Farm



936 DEERFIELD ROAD



Water Mill. M & M Custom Homes has begun construction on 2 new estates, nearly side by side, along the farmfields of Deerfield Road, each on 2+ bucolic acres looking west over a contiguous 32 acre reserve. Ranging in size from 7,000 - 8,000 SF+/-, each 8 bedroom residence will offer the combination of masterful construction, generous room sizes, intelligent flow and a sensational landscape plan that has become the unique signature of these fine craftsmen. A double height paneled foyer will usher all into each residence as beautifully finished white oak floors fan out to include common rooms, each highlighted by interesting molding and ceiling detail, such as the great room with fireplace, separate intimate living room, complete kitchens with adjoining fireplaced living rooms, formal dining rooms and convenient first floor guest master suites. Upstairs in each will be an expansive master wing offering fireplace, luxurious baths with heated floors, steam showers and Jacuzzis as well as generous walk-in closets and private balconies. An additional 4 bedrooms, each with baths ensuite, will house guests fortunate enough to be invited. Wide staircases descend to finish lower levels, each offering wine cellars, staff suites and rooms dedicated for gyms, home theatres and recreation. Outside both covered and open stone patios overlook 50' heated pools augmented by spas and cabana as well as sunken tennis courts all framed by expansive lawn. Now is the time to preview these works in progress to infuse your own personality into the estate of your choice. Call for full plans, surveys and other details today.

Exclusives. 936 Deerfield Road. **\$6.995M WEB# 51031** | 948 Deerfield Road. **\$6.495M WEB# 51037**



948 DEERFIELD ROAD



MECOX FARMS

Water Mill. A magnificent 3 acre estate, anchored by a James Michael Howard designed 12,000 SF+/-, 7 bedroom residence, is in construction overlooking farm fields and Mecox Bay. The journey begins as you enter the grand foyer with inlaid limestone patterned floors. Sundrenched by day, the two story 21' x 30' Long Room, will at night, be the focal point for all your entertaining with custom limestone fireplace below lime washed ceiling beams. Quiet reflection can be found in the 21' x 19' library with hand cut vellum walls and stone fireplace. Meals both lavish and simple will be taken in the 21' x 18 dining room with fireplace and a nearby glassed walled wine room. The expansive kitchen with breakfast room includes custom wood and stainless steel cabinets, a large island and professional appliances. Nearby, an 18' x 22' informal living room has coffered ceiling and a niche for a 120" TV. A first floor guest master suite including fireplace and large sitting room is joined by another elegant first floor guest suite. Upstairs, a barrel vaulted vestibule opens to the master wing offering large sleeping chamber with paneled walls and separate sitting room boasting lacquered walls, a limestone fireplace and bar area. Notable his and her dressing and bathing areas find mutuality in a common showering room. The master and four additional guest suites have access to a second floor recreation room as well as expansive balcony overlooking the bay. A short staircase leads to a roof terrace with heroic views all the way to the Atlantic Ocean. Outside, a covered 77' veranda overlooks the pool with spa serviced by a pool house with outdoor masonry fireplace and professionally landscaped grounds including orchards, meadows and estate plantings. An enchanting and substantial piece of real estate with architecture and property that is heart stopping... a place you will want to draw your last breath, all tied up in a beautiful package which is all too easy to open. This sensational property is being offered fully furnished and outfitted to the highest standards.

Co-Exclusive. **\$24.95M Furnished WEB# 40700**

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