



RUXTON ROAD AT COVE HOLLOW FARM

East Hampton. Defined by an aesthetic that reaches across centuries while embracing the best of what's new, a 7 bedroom residence, now at an extraordinary new price, commands nearly 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. Make plans now to preview this truly unique offering in a privileged 124 acre enclave, only a short distance to village shopping, ocean beaches and world class golf courses, comfortably sequestered in a private setting.

Co-Exclusive. \$9.95M WEB# 36726



MONTAUK WATERFRONT COMPOUND

Montauk. Spanning nearly 7 acres across 4 separate, southwest facing, waterfront parcels, a singular harbor front opportunity has just emerged from the cool waters of very hot Montauk at a very attractive new price. This offering includes a Men at Work built 2 bedroom cottage of recent vintage on almost 1.5 acres that could become the gate house for an assemblage of properties that includes an adjacent 1.4 acre vacant building parcel. The centerpiece of this grouping is a nearly 1.5 acre parcel that includes the Packing House where tuna was once packaged and shipped overseas atop which sits a 2 bedroom apartment. The Tower building, to its right, offers storage, bathroom facilities, a 4 bay garage and an office above which overlooks the harbor. A small multi-use building sits just behind. One hundred fifty feet of dock reaches out to a unique barn-like boat house also built by Men at Work, surrounded by additional docking on 3 sides. Adding to this sprawling compound is a vacant 2.75 acre lot to the North with additional possibilities for development. Certainly you could explore the commercial potential which includes the bottom rights beneath the harbor, but a boating enthusiast might consider this the perfect opportunity to create the ultimate waterfront oasis accessible by land, sea and air, as the Montauk Airport is just down the road. With multiple uses, southwest exposure, brilliant sunsets and the entrance from Lake Montauk to Long Island Sound and the open waters of the Atlantic Ocean only a few hundred yards away, this compound should be previewed today before it escapes on the next tide.

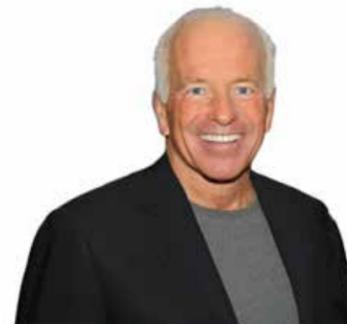
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FIRST NECK LANE

Southampton. A superlative example of what happens when masterful construction, generous room sizes, intelligent flow and a sensational landscape plan are all combined with inspired interior design awaits in Southampton's estate area. This superbly maintained masterpiece, sitting on 2.25 acres at the end of a long, gated drive, welcomes you into a 20 ft. high grand paneled entry across dark stained 8 inch wide antique hemlock floors that completely cover the 8,500 SF+/- of living space. The first floor with 10 ft. ceilings throughout, includes a 26 ft. X 31 ft. fireplaced great room with coffered ceilings and multiple seating areas, a 26 ft. X 21 ft. Hemlock clad library with fireplace, built in media and humidior and a formal dining room. The kitchen, augmented by a complete butler's pantry, opens to its own living room with fireplace and breakfast banquette. Staff quarters, laundry room, 2 powder rooms and a 3-car garage complete the 1st level. The second floor is reached by an extra wide staircase leading to the 1,600 SF+/- master suite complete with his/her baths, dressing rooms, sitting room with fireplace and private terrace overlooking the backyard. Separate, down a wide, gracious hall are 5 additional bedrooms, all with baths ensuite that end with a back staircase going back down to kitchen. The 3,500 SF+/- finished basement includes recreational rooms, temperature controlled 10,000 SF+/- bottle wine cellar, media room, additional staff lounge and full bath. An elevator connects all three levels. Outside the screened porch overlooks the stunning landscape plan, designed by Edmund D. Hollander, that surrounds the 50' Gunite pool w/ separate spa, expanded pool house and sunken Har-Tru court. Captivating, compelling and available at a very attractive new price.

Exclusive. \$14.95M WEB# 29301



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

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