



Chic 3.5 Acre Sagaponack South Estate Awaits

Sagaponack. Sagg Pond and Sagg Main sea breezes intermingle, wafting over a chic, custom designed 8 bedroom, 8,500 SF estate privately poised on 3.3+/- verdant acres very deep in Sagaponack South. At the end of a long, gated hedge lined drive, a clever and sexy architectural design has been masterfully executed using a mixture of materials, dressing up the residence with cedar, natural stone, and cherry wood flooring. Common rooms include a great room and a living room room with vaulted ceilings and stone floors, both warmed by fireplaces. The fully equipped kitchen, with custom cabinetry and stone-topped counters, is more than up to the task of servicing the formal dining room. A contiguous breakfast room has doors to look out at and access the expansive covered porch. Each day will begin and end in the two-story master wing anchoring the east side of the home offering dressing room and walk-in closet, luxurious bath with tiled floor, spa, multi-head shower, a separate sitting room and upstairs a massage room/office. Two additional guest suites, a staff room with bath, laundry room and a 2-car garage complete the first floor. Upstairs is a separate guest area offering three bedrooms with bathrooms ensuite, wet bar, private terrace and second laundry room. A private guest suite awaits at the top of yet another staircase. The finished lower level contains a recreation/media room, mirrored gym and full bath, a wine room and extensive storage area. Covered and uncovered patios look out at a heated Gunite pool set within natural stone and augmented by an elevated, vanishing edge hot tub hidden from view behind large boulders. The separate all-weather tennis court is reached through an arbor covered in honeysuckle and wisteria, with a nearby cabana. The zen-like grounds, infused by a kaleidoscope of color, offer specimen trees, flowering shrubs, perennials and ornamental grasses while a water lily pond adds to the properties élan. Although privatized on three sides by perimeter evergreens and tall hedging, western view looks out over contiguous farm fields to the sunset beyond. With both Pierre's Market and the broad beaches just a bike ride away, this singular estate awaits your preview today.

Co-Exclusive. Price Upon Request WEB# 34854

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Ocean Avenue

East Hampton. Jaffe, Fleetwood, Meier, Bates, Gwathmey..... Stern. Among a handful of renowned architects that helped to define the Hamptons in the late 20th Century, Robert A. M. Stern lent his prodigious talent to the design of a palatial receptacle for sun, site and view. Nestled on a 3-acre grassy knoll that stretches to the bucolic waters of Hook Pond with views to the ocean beyond, this sprawling 7,500 SF, 6 bedroom beach house, with its soft, subtle design, exudes a serene mood, recalling lazy, luxuriant summers. Warm rays of sunshine seep through slatted blinds in slashes that shift with the hours. The zig zag angles of the window walls orient the living level on a diagonal to the long axis of the house, designed by Stern to capture views across Hook Pond while the bleached floorboards follow the diagonal flow to the south. The main living room upstairs is light and open, free of determinate walls with bleached wood floors, moldings and columns enriching a neutral palette of white walls and natural materials. Joining that on the 2nd floor is the master wing with its sleeping chamber overlooking the grounds, pond and ocean and a sumptuous, oversized bath featuring an amorphous, meandering winter green tub contrasting with the sensuous cream color marble floor. A short staircase climbs to a roof deck, perhaps for that postprandial cigar as you soak in the views. The ground floor is home to an eat-in kitchen which is more than adequate to service the formal dining room, defined by its bay window and designed for the elegance and glamour of nighttime use. A second living room, dramatic, yet understated, resides on the southern end of the first floor also with expansive views through a series of French doors that allow access to the grounds outside. Just beyond lies a green house and studio space. A separate staff wing is found above the attached 2 car garage. Outside a kaleidoscope of color abounds with specimen trees, colorful plantings, award winning perennial gardens and a sea of lawn stretching down to Hook Pond, much of which can be enjoyed when sitting beside the 40' heated, Gunite pool with spa. And yes, a tennis court could be sunk into this gorgeous 3 acre tableau. And if your tastes dictate a different choice, this spectacular site could accommodate a new, 8,200 SF residence, finished lower level and 1,400 SF accessory structure of your own design. With both Main Beach and village shopping just a short stroll away, plan your own personal tour soon as this eclectic offering is sure to find a new owner in time for Summer 2017.

Exclusive. \$13.9M WEB# 13342



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