



Fabled Further Lane Near Ocean Estate

Amagansett. With a dramatic new price reduction, a sprawling 9000 SF +/- stucco manor, anchoring a luxurious 2 acre estate in a privileged setting, is now more compelling than ever. A long driveway from one of the Hamptons most storied lanes leads to a gated entry that opens to a profusion of color surrounding this unique residence that includes dramatic great room, children's wing with 2 bedroom suites and large play area, 1st floor guest suite as well as the state of the art kitchen with adjoining living room. Upstairs the expansive master wing offers sumptuous bath, office, sitting room and a large outdoor terrace. An additional bedroom completes the second floor. The finished basement has screening room, gym and spa bath with steam room. A park like atmosphere, including specimen trees and extensive gardens, envelops the pool, spa and unique waterfall that cascades past children's pool and 2 additional hot tubs all serviced by the large pool house with 3 baths and cabana kitchen. With a permit for tennis in place and proximity to ocean beaches, expect this newly repriced property to quickly find a new owner.

Exclusive. \$7.9M WEB# 54428



Summer House: Kean Development's Newest Estate At Olde Towne

Southampton. Set on 4 +/- landscaped acres in the heart of the luxury enclave of Olde Towne, "Summer House" is John Kean's newest estate complete with pool, pool house, tennis court and three-car detached carriage house. Pristine details articulate three levels of distinctive luxury and comfort. Refreshing, modern appointments and state of the art amenities dovetail with Kean's award-winning design and construction. The main house, with interior decorating by Anthony Ingrao, comprises approximately 16,000 square feet with 9 bedrooms with baths ensuite of which 2 are true master suites, 10 full and 3 half baths, the 2nd floor master suite with stunning bath, three full staircases, elevator, six fireplaces, both a professional chef and a traditional kitchen, great room, breakfast room, den, library and extensive loggia with retractable automatic screens. Additional square footage awaits in the expansive lower level that features a theatre, basketball court, spa area with juice bar, full bath, sauna, steam and massage rooms as well as entertainment lounge with full bar. The staff quarters feature a full kitchen, sitting room, 2 bedrooms each with baths ensuite and an outdoor terrace with dining areas. The third floor includes storage and a formal staircase up to the rooftop putting green where expansive views over the village await. The pool house features a lounge, kitchenette, 2 full baths and changing room. A wonderful canopy veils the pool house terrace providing shade for dining or relaxation. The grounds offer decorative, automated security gates that open to reveal a manicured, meticulous landscape, bordered by a classic Hamptons' privet hedge. A 60' x 30' custom Gunite swimming pool with extensive sun-shelves for chaise lounges and a generous spa sit directly off the pool house terrace. Expansive terraced entertaining spaces are set in and amongst vivid garden beds and open, level lawn area. A sunken, walled and seated gas fire pit and sunken Deco turf tennis court complete with decorative lattice fencing and a pergola covered viewing area augment the exterior amenities. There is ample space for a golf hole to complement the rooftop putting green. A verdant, treed periphery maintains privacy as well as classic "Hamptons" beauty throughout the Olde Towne estate. Contact us today for more information or to schedule your own private tour.

Co-Exclusive. \$34.95M WEB# 25123

Amagansett Estate: Midway Between Village & Beach

Amagansett. The eastern end of Further Lane defines a part of Amagansett close to ocean beaches, village shopping and gourmet restaurants. And just off this storied street, somewhere in between Jerry, Gwyneth and Sir Paul, a beautifully designed 6 bedroom, 8 bath gabled roofed traditional joins the area elite. Perched on a beautifully coiffed 1.5 acre parcel, from which the ocean is often heard and its breezes most definitely felt, this 8,000 +/- sq. ft. residence offers masterful construction, consummate detail and impressive symmetry on three levels of living space. The journey begins as an elegant entry welcomes you into a sun dappled environment over richly stained wood floors. Sundrenched by day, the commanding great room with 20+ foot ceilings and dramatic stone fireplace, will at night, become the focal point of all your entertaining. Turn left, past the powder room, to find the handsome formal dining room with paneled walls, chunky moldings and coffered ceilings. The heart and soul of your days will happen in the expansive kitchen, professionally equipped and bolstered by an adjacent sitting/breakfast room. A den/media room will quickly become a favorite haunt to watch a movie or read a favorite author. An expansive master with fireplace, walk in closet and luxurious bath is joined by an additional guest suite on the southern end of the home. A 3-car garage completes the 1st floor. Upstairs, a second fireplaced master with similar amenities reigns over 3 additional ensuite bedrooms. A sitting area and laundry room complete the 2nd floor. The finished lower level offers recreational and media rooms, full bath, staff lounge and expansive gym. The professionally landscaped property includes stone patios, built in grill, fireplace, handsome, low brick walls and lush perimeter plantings that frame the 60' heated Gunite pool, raised spa with its own seating area and fully outfitted pool house. With a dramatic new price reduction, this singular offering demands your attention today.

Exclusive. \$7.995M WEB# 21269

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Southampton to Montauk...Sagaponack to Shelter Island

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