



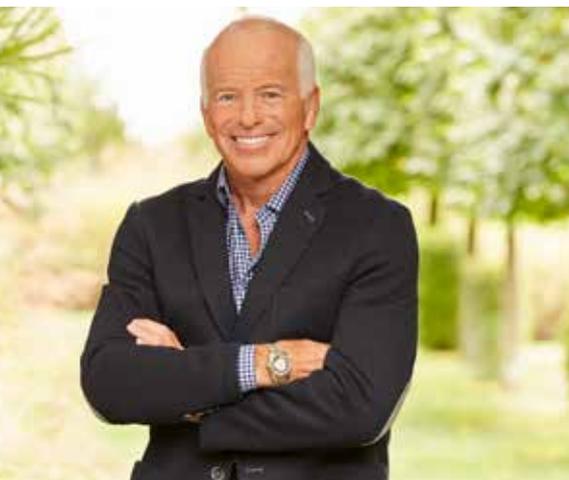
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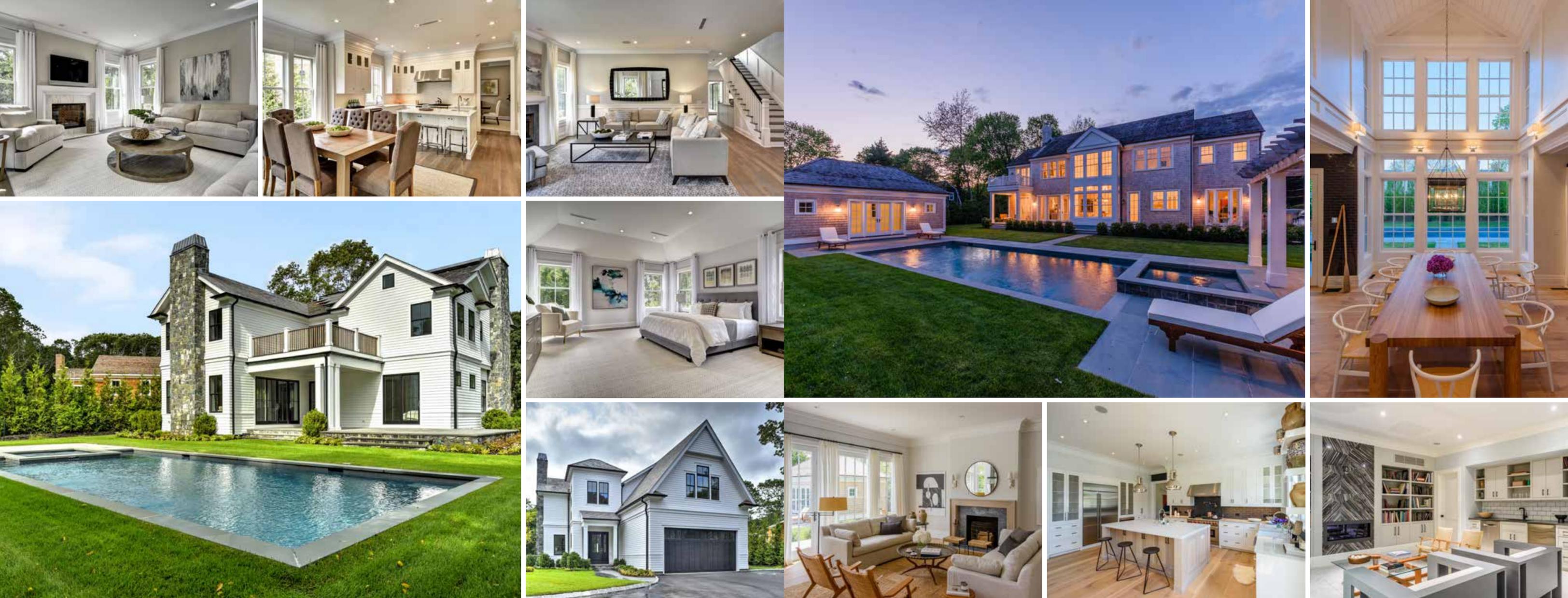
Gary R. DePersia

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## New Water Mill Estate by East End Building Co.

**Water Mill.** A world class 10,000 SF+/-, 8 bedroom estate by East End Building Company, spanning nearly 1.5 acres and offering expansive southern views over vast stretches of farmland, is now being offered at an exceptional new price. A dramatic double height paneled foyer begins a journey through a superb floor plan including a great room with fireplace opening to the state of the art kitchen bolstered by an eat in area and a butler's pantry that leads to the formal dining room. An intimate living room is joined by a three-season room with fireplace and heated floors. An expansive guest master suite with fireplace, powder room, laundry facilities, mud room and a 3-car garage complete the first floor, Upstairs, the master wing offers a fireplace warming both the sleeping chamber and a separate sitting room with wet bar. A luxurious bathroom is joined by dressing room and a private terrace overlooking the property. Four ensuite bedrooms and laundry complete the second floor. The finished lower level offers wine cellar, home theater, gym, billiards room and a pair of bedroom suites. The screened porch with fireplace overlooks lush lawn and specimen trees that frame the Gunite pool and spa, cabana and sunken tennis court. A renovated barn houses three additional vehicles. Call today for your private tour. For more immediate information visit [myhamptonhomes.com/12541](http://myhamptonhomes.com/12541) **Exclusive. \$7.395 WEB# 12541**





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## M & M Custom Homes Presents Lumber Lane Estates

**Bridgewater.** M & M Custom Homes has now completed construction on the second of five superlative homes being built in the new, exclusive 5 acre enclave of Lumber Lane Estates. Less than a mile north of the heart of Bridgewater Village, each home will exhibit the ultimate four-season Hampton experience in a private setting offering generous room sizes, masterful construction and exquisite finishes throughout nearly 7,000 SF+/- on three levels of superbly finished space. 18 Sellentin Way welcomes all through a double height foyer as beautifully finished white oak floors spread out to find the living room with fireplace. The fully equipped kitchen with professional appliances and breakfast area opens to both the formal dining room and its own family room with fireplace. A generous guest master suite, mudroom and two car garage complete the first floor. Upstairs the master wing dominates the rear of the residence offering large bath, a pair of walk-in closets and access to a large outdoor balcony. Four additional guest bedrooms, each with baths ensuite, a laundry room and access to the large balcony round out the second floor. An open staircase runs to the lower level that additionally offers 2 bedrooms and baths, recreational space and optional home theater or gym. Outside both covered and uncovered patios overlook the pool, spa, professional landscape and verdant lawn. With one house already sold and only three other homes in various stages of construction remaining, now is the time to book your own private tour of this newly finished and furnished estate. See it all now at [myhamptonhomes.com/17306/](http://myhamptonhomes.com/17306/) **Exclusive. \$3.495M WEB#17306**

## Gateway To Southampton's Estate Area Presented by DeMarco Development

**Southampton.** Adjacent to the renowned estate area of Southampton, behind a gated entry, a stately 6 bedroom, classically designed traditional residence, spanning more than 6,500 SF on three floors of fully articulated living space, is now being offered at an unparalleled new price. Combining timeless elegance, state of the art amenities and elements of cutting edge design, DeMarco Development is offering an incredibly priced opportunity for one discerning buyer in search of that elusive Hampton retreat. An entry hall welcomes all over 8 inch rift and quarter sawn white oak flooring that spreads out to find a casual, yet elegant, open floor plan. The living room with fireplace and wet bar segues into the dining area, under dramatic 30' high ceilings, sure to resonate with conversation and laughter during meals both large and small. The stunning kitchen, with Waterworks tiles, Perrin & Row fixtures and white custom cabinetry, is enhanced further by industrial lighting, professional appliances and large center island with ample seating. Quiet reflection will be found in an adjacent den which could quickly become a favored haunt to read, relax or watch a movie. Fortunate guests will enjoy the large ground floor suite with luxurious bath, ample closets and access to its own patio. A powder room and mudroom complete the first floor. Upstairs begin and end your days under vaulted, wainscoted ceilings highlighting the expansive master wing, warmed by its own fireplace. The spa like bath offers heated floors, steam shower and tub while the separate dressing room opens to a private balcony. Two generous guest suites and a laundry room complete the 2nd floor. The finished lower level offers living room with fireplace, recreational area, gym, wine cellar and a 2-bedroom staff/guest wing with bath. Outside the 20 x 40 heated Gunite pool with raised spa forms the center piece of a rear yard that is flanked on one end by a fully outfitted pool house and on the other by a pergola covered dining area serviced by an outdoor kitchen and fireplace. Additional amenities include a Sonos system, internet controlled HVAC and security, generator and a two car garage. Close to shopping, chic restaurants and the broad, sandy ocean beaches of an iconic village, this recently reduced offering awaits your inspection today. For the full story visit [myhamptonhomes.com/39883](http://myhamptonhomes.com/39883) **Exclusive. \$4.795M WEB# 39883**

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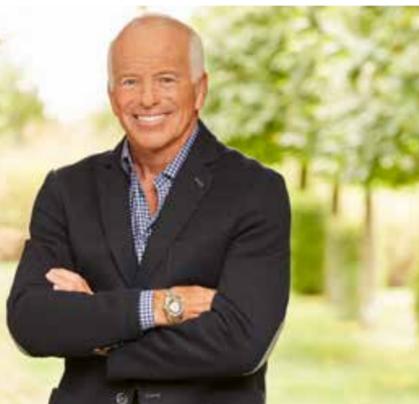
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## Sagaponack Luxury

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**Sagaponack.** A spectacular Sagaponack residence, on a lush 1.6 acres, is now available for sale millions below houses of similar excellence. This 8,000 SF +/-, 7-bedroom home on three levels of living space offers the masterful construction that has become the hallmark of the Farrell Building Co. With interiors by Campion Platt and Gale Sitomer, a gracious entry welcomes all over beautifully finished floors that spread out to include great room with fireplace, living room, eat-in kitchen with butler's pantry, formal dining room and guest master suite. Powder room, mudroom and heated/tiled 2 car garage complete the first floor. Upstairs the large master wing, offering fireplace, luxurious spa like bath, 2 walk-in closets, private terrace and a sitting room reigns over 3 well-spaced guest suites. The 2,500 SF +/- finished lower level adds recreational room, staff suite, a gym, wine cellar plus a full spa with steam & sauna finishing with a ultra high-end home theatre profiled in the NY Times. Control 4 automation remotely controls nearly all functions inside and out. Covered patios overlook the 20 x 45 Gunite saline pool & spa, outdoor shower and a basketball half-court. Marder's has framed everything in total privacy amid manicured grounds with specimen trees and flowering perennials, highlighted at night by in-ground lighting. With a totally new exterior makeover, this spectacular estate, behind a gated entry, awaits your preview today. Be sure to visit [myhamptonhomes.com/106263](http://myhamptonhomes.com/106263) to see much more prior to your arrival. **Exclusive. \$5.295M WEB# 106263**



## Cavett's Cove

**Montauk.** Envision land encompassing 20 private oceanfront acres offering both sunrises and sunsets. Next, imagine a dramatic cliff with a staircase down to a private shoreline stretching 900 feet along one of the most pristine soft, sandy beaches. Then, picture a compound anchored by a 7,000 +/- square foot Stanford White designed summer cottage with classic wrap around porch from where you can watch ships come and go past an iconic lighthouse. Dream of the beautiful pool that lies just out of sight down a winding path past flowering gardens under a canopy of shady trees. Conjure up an expansive pond, beautiful orchards, indigenous wildlife and miles of walking trails to enjoy it all. No, not the promo for some exotic vacation destination (or maybe it is). And not the location for the next Pirate movie (but it could be). Nor is it the secluded haunt of some mysterious mega-mogul (at least not currently). What is it exactly? Simply put, it is the most beautiful and compelling oceanfront property now available for sale in the Hamptons today. Cavett's Cove is located on the easternmost end of an enclave of seven homes designed by McKim, Mead & White and sited by Frederick Law Olmsted in the early 1880s that became part of the Montauk Association. This cluster of homes for wealthy New Yorkers later became known as the "Seven Sisters." This 20-acre estate, owned for some 40 years by legendary talk show host Dick Cavett, is home to an historic three-story residence with a finished lower level that was painstakingly rebuilt to mirror the original structure but with today's amenities after a tragic fire destroyed it in the late 1990's. Bordered to the east by nearly 200 acres of oceanside parkland along 2,200 ft of coastline, the estate offers a rare combination of history, natural beauty, privacy and a remarkable house from which to savor it all. Now back on the market after a brief hiatus with a new compelling price, Cavett's Cove, although secluded, is just minutes away from restaurants, private airport, marinas, renowned golf courses and everything else that makes the very eastern tip of Long Island a world-class destination. Contact us today for your private tour of this spectacular offering. See it all at [myhamptonhomes.com/54557](http://myhamptonhomes.com/54557) **Exclusive. \$48.5M WEB# 54557**

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