



Town & Country

R E A L E S T A T E

Market Insight

The Hamptons and North Fork Guide to Exceptional Properties

Vol. 9-Issue 8



1TownandCountry.com



Town & Country

R E A L E S T A T E



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Summer 2009 will go down in several record books as the wettest, the coldest, and the strangest rental season. Our **Town & Country** market reports were quite unique (to view reports go to 1TownandCountry.com). Fortunately, it's all behind us now, and we have so much to look forward to. At each **Town & Country** office we have deals being struck and closings abound. Once the weather cooperated it was like a beacon for activity.

Here at **Town & Country** we have continued to expand our reach. Our affiliation with Who's Who in Luxury Real Estate gives us world-wide audience for our listings and our associates. In New York City and Palm Beach, we have enjoyed successful reciprocity with specific top agents and brokers in specific markets, without steering business to just one affiliated company which may or may not be the best for the job. Our independence continues to service our clientele best.

We have heard from so many of you about our ad campaign "**The Town & Country Difference**" — we are so glad you liked it and appreciate the message. At Town & Country the difference is our people... from the ownership circle of Janet Hummel, Nancy McGann and myself, with a collective 65 years of experience in this business to the Board of Directors, which include Pat MacArthur, Patrick Galway, Joan Bischoff, Kimberley Terry and Laura Mott, to the agents who are the finest collection of real estate professionals on the East End. We believe people make all the difference, after all, what is more personal than your home?

Call the **Town & Country** office nearest you and experience the personalized service of our knowledgeable professionals — such is the "**The Town & Country Difference**".

Judi A. Desiderio
CEO, President



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The TOWN & COUNTRY *Difference*

There's nothing more important in Real Estate than who you choose to work with. Your broker's knowledge and experience as well as their character and integrity is more important now, in these challenging markets, than ever before.

At **Town & Country**, our associates and staff are hand selected for just those qualities we all seek in such professionals. They are the top-tier in their specific markets, the best of the best, and most importantly, they have the respect of their peers — a further testament of their professional attributes. Such distinction is unparalleled by any other company and has raised the bar for all others.

The **Town & Country Difference** comes clearly into focus from your first meeting . . . it's the people. They are our heartbeat . . . they give **Town & Country Real Estate** its persona.

Call the **Town & Country** office nearest you and experience

The TOWN & COUNTRY *Difference*

Town & Country - Your local real estate resource.

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SIMPLY THE BEST

East Hampton Point is THE destination. With an international clientele, this resort proudly boasts the most spectacular sunsets on the East End. The Inn is impeccably constructed with a keen eye for detail and design. The marine facility has everything a yachtsman seeks and the restaurant has both casual dining on the deck and elegant fine dining either indoors or out. The kitchen facilities have delighted even the most famous of chefs. East Hampton Point is the crown jewel of commercial properties in East Hampton. Web#09961
Qualified inquiries only please. Price Upon Request.

Judi A. Desiderio, CEO 631-324-8080 ext. 21





GLORIOUSLY POSITIONED HIGH ATOP A SEASIDE BLUFF

180° views of the Atlantic Ocean and miles of fine, sandy beach. Exceptional 1.3 acres with 5-bedroom, 4.5-bath main house, guest house, heated pool, pool house, detached garage, and broad lawn overlooking the ocean with private staircase down to the beach. Facing the ocean, the principal rooms include an open living room with fireplace, a private balcony and mesmerizing views over the water. The guest house has a fireplace and full bath. Web#34015. EXCLUSIVE. \$7,750,000

Theresa Eurell 631-668-0500 or 631-848-4222



ON THE SHORES OF LAKE MONTAUK

This 6 bedroom, 4.5 bath, 6,000 sq. ft. contemporary offers 2 fireplaces, large kitchen and dining area, den, open living area with lots of windows overlooking the lake. Large decking area for entertaining and sprawling backyard that leads to the water. Lake Montauk offers swimming, sailing and boating. Web#21418. EXCLUSIVE. \$3,350,000

Theresa Eurell 631-668-0500 or 631-848-4222



RESTORED 1947 CHARMING COTTAGE

Sited on beautiful .33 of an acre with mature landscaping and room for a pool. Wood floors, tile baths, new kitchen, and outdoor deck. Short distance to ocean beach and village. Truly unique. Web#39229. EXCLUSIVE. \$995,000

**Theresa Eurell 631-668-0500
631-848-4222**



CENTRAL LOCATION

Walk to the Village, ocean beach and Montauk Downs Golf Club from this cozy 3-bedroom, 2-bath home. Open living area with cathedral ceiling and fireplace. Private yard with a hot tub on deck. Web#53587. CO-EXCLUSIVE. \$795,000

**Gina Demasco 631-668-0500
631-365-7919**



HITHER HILLS BEACH HOUSE

Immaculate 3-bedroom, 2.5-bath home with top of the line kitchen, living room and dining room open to deck with incredible ocean views, heated pool. Private ocean beach access. Web#39120. CO-EXCLUSIVE. \$1,795,000

**Stacey Barnds 631-324-8080 ext. 24
516-769-3674**



SOUTH OF HIGHWAY

Post Modern on dead end street in Amagansett Village offering plenty of privacy. Four bedrooms, 5 baths, bonus room with separate guest wing access, fireplace and full basement. Set on a landscaped .43 acres with pool and poolhouse. A perfect Hamptons setting. Web#23960. EXCLUSIVE. \$3,995,000

The Slater Team 631-324-8080 ext. 42 or 516-383-2508



PRIVATE ON 1.7 ACRES

In the Bell Estate featuring open plan living with master with fireplace, 2 guest bedrooms 2.5 baths, living room with fireplace. Large deck surrounds heated pool all on nearly 2 acres adjacent reserve. Walk to Fresh Pond. Web#43439. EXCLUSIVE. \$1,895,000

The Stoecker Team: Bill Stoecker and Jen Wilson

631-324-8080 ext. 20 or ext.43

516-818-4904 or 631-219-2771



STEPS AWAY FROM A PRIVATE BAY BEACH

Beautiful new 3,000 sq. ft. Traditional on .75 acre i in the desirable Lazy Point area. Backing 11 acres of state land for complete privacy this top of line construction offers 4 bedrooms, baths, cathedral ceilings, gourmet kitchen and 2-car garage. Web#32145. EXCLUSIVE. \$1,275,000

The Slater Team 631-324-8080 ext. 42

516-383-2508



HARBOR VIEWS AND PLENTY OF PRIVACY

Perched on top one of the highest points on Three Mile Harbor Drive, sits this expanded Ranch overlooking Hands Creek. Winter water views of the harbor, 4 bedroom, 5.5 bath, chef's kitchen, and entertainment room. Pool, BBQ and expansive decking and landscaping completes this package. Web#23038. EXCLUSIVE. \$1,795,000

The Slater Team 631-324-8080 ext. 42 or 516-383-2508



ARCHITECTURALLY ELEGANT BEACH HOUSE

Finely crafted new construction offering 5 bedrooms 4.5 baths. Gracious entry leading to large living room, formal dining room and state-of-the-art kitchen all with French doors opening onto mahogany deck overlooking square gunite pool with limestone surround. Outstanding details throughout. Web#32427. CO-EXCLUSIVE. \$2,795,000

Victoria VanVlaanderen 631-537-3200 ext.106 or 516-840-3836



QUINTESSENTIAL SEASIDE COTTAGE WITH HARBOR VIEW

Custom built 4-bedroom, 4.5- bath new home with deeded private beach access and mooring rights. The home features a gourmet kitchen, media room, first and second floor master suites, open floor plan with views overlooking Three Mile Harbor and heated pool. Web#54524. CO-EXCLUSIVE. \$1,650,000

Stacey Barnds 631-324-8080 ext. 24 or 516-769-3674



SOUTH OF THE HIGHWAY WITH ENDLESS OPPORTUNITIES

3.2 acres with antique 2-story home in the process of being renovated. Property also has permits for two legal certificates of occupancy and plenty of room to expand existing home or build new plus pool, pool house and tennis court. Sub-division possibilities, too. Web#55554. EXCLUSIVE. \$3,250,000

The Stoecker Team

Bill Stoecker 631-324-8080 ext. 20 or 516-818-4904 and Jen Wilson 631-324-8080 ext. 43 or 631-219-2771



TOTAL PRIVACY ABUTTING RESERVE

Four bedrooms and 3.5 baths, eat-in kitchen, separate dining room, den with fireplace and formal living room with fireplace. Heated pool and separate hot tub surrounded by beautiful new decking and lush landscaping. Web#32284. EXCLUSIVE. \$2,295,000

East Hampton Office 631-324-8080



VIEW OVER THREE MILE HARBOR

Architect-designed home sited on a ridgetop in Hampton Waters. Four bedrooms, 3 baths, fireplace and generous use of windows and sliders bringing the outside in. Heated pool, terraces and decks provide wonderful space for entertaining. Web#22484. CO-EXCLUSIVE. \$2,495,000

East Hampton Office 631-324-8080



BUILT TO LAST

Made of all the finest material and construction. Gunite pool /Jacuzzi with slate patios, Brazilian Cherry floors in the 5 bedrooms and living room. Gourmet kitchen and 5.5 bathrooms, tiled in marble or slate for long lasting beauty. Web#20530. EXCLUSIVE. \$2,499,000

East Hampton Office 631-324-8080



TOP QUALITY DETAILING

Six bedrooms, 7.5 baths on 1.4 landscaped acres with heated gunite pool and bluestone patios. Chef's kitchen, 2-story living room with fireplace, formal dining room, finished basement with gym, family room and wine cellar. EXCLUSIVE. Web#13995. \$2,750,000

Stacey Barnds 631-324-8080 ext. 24 or 516-769-3674
Alicia Ward 631-537-3200 ext. 111 or 516-356-6695



VILLAGE FRINGE

Pre-construction traditional offering 4 bedrooms, 4.5 baths, fireplace and all the bells and whistles including heated gunite pool and lush landscaping of this .62 acre. Web#52889. EXCLUSIVE. \$3,795,000

East Hampton Office 631-324-8080



CLOSE TO VILLAGE

Five-bedroom, 4-bath traditional with eat-in kitchen, wonderful living room with fireplace, and sunroom on .63 acres with heated pool and back patio. All surrounded by lovely landscaping just minutes from the village of East Hampton. Web#14691. CO-EXCLUSIVE. \$1,395,000

East Hampton Office 631-324-8080



CLOSE TO OCEAN

Set on 2.5 serene acres with heated Gunite pool, hot tub and all-weather tennis, 4 bedrooms, 5 baths, gym, indoor sauna and soaring 18' ceilings in living room with fireplace. A light-filled residence offering serenity and unsurpassed privacy. Web#23852. EXCLUSIVE. \$6,950,000

East Hampton Office 631-324-8080



RENOVATED AND BRIMMING WITH CHARM

Enclosed by privet and evergreens, this 3-bedroom, 3.5 bath gem is a must see. Vaulted ceilings, open kitchen and dining area, loft, media room and separate guest cottage plus pool and lush landscaping including rose garden. Web#33236. EXCLUSIVE. \$1,099,000

The Stoecker Team: Bill Stoecker and Jen Wilson 631-324-8080 ext. 20 or ext.43 or 516-818-4904 or 631-219-2771



PRIVATE AND CHARMING

Absolutely charming and secluded cottage hidden down a long drive features 3 bedrooms, 2 baths, living room, kitchen, detached garage, and room for pool on beautiful .77 acres. Room to expand. Web#13931. EXCLUSIVE. \$1,495,000

The Stoecker Team: Bill Stoecker and Jen Wilson

631-324-8080 ext. 20 or ext.43 or 516-818-4904 or 631-219-2771



HOME AND OFFICE

Turn-key 4-bedrooms, 2.5 baths homes offering living room with fireplace, open kitchen, formal dining room, family room enclosed by French doors perfect for office, and finished basement. Set on .75 acres with heated pool. Web#25190. EXCLUSIVE. \$925,000

The Stoecker Team: Bill Stoecker and Jen Wilson

631-324-8080 ext. 20 or ext.43 or 516-818-4904 or 631-219-2771



VILLAGE TRADITIONAL

Great home for entertaining with 2 full kitchens, central air, finished basement, heated gu-nite pool with waterfall and fiberoptic lighting. Four bedrooms and 3.5 baths including large master suite with a sitting room and wet bar. Web#49714 EXCLUSIVE. \$3,195,000

The Stoecker Team: Bill Stoecker and Jen Wilson

631-324-8080 ext. 20 or ext.43 or 516-818-4904 or 631-219-2771



PRISTINE CONDITION

Spacious home features open plan kitchen/family room with fireplace, 4 bedrooms, 3 baths, vaulted ceiling living room, full basement, huge deck, 40' pool, beautiful grounds and more. Adjacent to a reserve area and close to town. Web#55095. EXCLUSIVE. \$1,299,000

The Stoecker Team: Bill Stoecker and Jen Wilson

631-324-8080 ext. 20 or ext.43 or 516-818-4904 or 631-219-2771



IDEAL LOCATION AT END OF CUL DE SAC

Two-story traditional with vaulted ceiling living room with fireplace, gourmet eat in kitchen, dining room, family room with fireplace, and 4 bedrooms and 5.5 baths. Finished lower level with full bathroom and space for media room, gym, playroom and wine cellar. Beautifully landscaped grounds with heated gunite pool and garage. Web#32402. CO-EXCLUSIVE. \$3,695,000
631-324-8080 ext. 20 or ext.43 or 516-818-4904 or 631-219-2771



GREAT NORTHWEST LOCATION

This Post Modern home has an open floor plan, 3 bedrooms and 2 baths. The living room has a wood burning fireplace and is adjacent to the kitchen and dining area. Front and rear porches and room for a pool. Web#52852. EXCLUSIVE. \$695,000

The Stoecker Team: Bill Stoecker and Jen Wilson

631-324-8080 ext. 20 or ext.43 or 516-818-4904 or 631-219-2771



SLEEK ARCHITECTURAL DESIGN

Five-bedroom, 5.5-bath home with open living space. Cherry wood floors, state-of-the-art kitchen, spa-like bathrooms, media room and exercise area overlooking the custom pool and lush, professional landscape. Web#52495. EXCLUSIVE. \$1,895,000

The Stoecker Team: Bill Stoecker and Jen Wilson

631-324-8080 ext. 20 or ext.43 or 516-818-4904 or 631-219-2771



NEWLY RENOVATED

Three-bedroom, 2 bath home with brick fireplace on shy half-acre with room for pool. Clearwater Beach Association offers beach and marina rights. Web#26732. EXCLUSIVE. \$599,000

The Stoecker Team: Bill Stoecker and Jen Wilson

631-324-8080 ext. 20 or ext.43 or 516-818-4904 or 631-219-2771



ALL AMENITIES AND RIGHT OUTSIDE THE VILLAGE

Charming cottage at the end of privet-lined drive. Four bedrooms, 4.5 baths, chef's kitchen, heated pool, mahogany deck and more. Built to the highest standard. Web#42530. EXCLUSIVE. \$2,849,000

The Stoecker Team: Bill Stoecker and Jen Wilson

631-324-8080 ext. 20 or ext.43 or 516-818-4904 or 631-219-2771



LOCATION! LOCATION! LOCATION!

On 2 acres in one of East Hampton's most prestigious areas, Every detail was carefully and lovingly planned out in this gracious, 3-bedroom, 4.5-bath home with heated pool surrounded by brick, screened in porch and sunroom. Web#52953. EXCLUSIVE. \$1,895,000

The Slater Team 631-324-8080 ext. 42 or 516-383-2508



VILLAGE ACREAGE

Over an acre of mature landscaping in the Village with charming 4-bedroom, 1.5-bath cottage and 3 out buildings. Room for pool. Restore or reconstruct, have your pick. EXCLUSIVE. Web#13924. \$1,395,000

**The Slater Team 631-324-8080 ext. 42
516-383-2508**



WALK TO BEACH

Boasting 4 bedrooms, 4 baths, living room with fireplace and sky lights, studio with skylights, and great room with 5 sets of French doors to deck and hot tub. Finished basement has wine closet, office and separate entrance. Web#28201. EXCLUSIVE. \$1,495,000

**Pat MacArthur 631-324-8080 ext. 25 or 631-645-6556
Elizabeth Capozzoli 631-288-3030 ext. 106 or 516-382-4481**



HOME AND OFFICE

Four-bedroom, 2.5-bath farmhouse features living room with fireplace, dining room, eat-in kitchen, family room, heated pool on 1.7 beautifully manicured acres. Plus 4-room office with separate entrance. Web#49697. CO-EXCLUSIVE. \$1,495,000

Holly Rubenstein 631-537-3200 ext.117 or 631-875-0780



PRIVATE, PARK-LIKE SETTING CLOSE TO HARBOR

Stylish home offering open plan with 4 bedrooms and 3.5 baths. Light and bright with walls of glass opening out to large deck, pool and lush lawn. Web#53041. EXCLUSIVE. \$1,195,000

**Alicia Ward 631-537-3200 ext. 111 or 516-356-6695
Christina Brierley 631-537-3200 ext. 102 or 631-871-6355**



BOARDWALK TO WATER

Post Modern offering 4 bedrooms (5th in basement as separate suite), 4 baths, beam work, custom tile, custom granite chef's kitchen and hardwood throughout. Bay view from deck is amazing. Soak in the hot tub or stroll down boardwalk for your boat ride. Web#26502. EXCLUSIVE. \$2,250,000

East Hampton Office 631-324-8080



OCEANFRONT PENTHOUSE IN AMAGANSETT

2200 sq. ft. 2-story penthouse offers sweeping ocean and bay views, 3 bedrooms, 2 baths, gourmet kitchen, fireplace and wrap-around deck. Community Olympic size heated pool, tennis, and exercise room complete this offering. Web#51550. EXCLUSIVE. \$3,500,000

**East Hampton Office
631-324-8080**



UNIQUE OPPORTUNITY

Deep-water dock for yachts of 60' in length with a draw of over 5' or up to seven boats. Exquisite views from this 2-bedroom house with fireplace and awning-covered deck. Protected by barrier island to the west, the property is ideally located close to the entrance of Three Mile Harbor. Web#10660. Exclusive. \$1,895,000.

Tracy Annacone 631-324-8080 ext. 16 or 516-885-5561



GERARD DRIVE BAY FRONT

Three-bedroom cottage with vaulted ceilings, fireplace, deck, outdoor shower and more on 1/2 acre. Last of its kind and price. Web #50174. EXCLUSIVE. \$1,650,000.

**The Stoecker Team: Bill Stoecker and Jen Wilson
631-324-8080 ext. 20 or 516-818-4904 or 631-219-2771**



WATCH THE OSPREYS FLY BY

Charming 2-bedroom beach cottage on 1.2 waterfront acres. A little slice of nature in your own backyard. First offering. Web#53944. EXCLUSIVE. \$1,525,000.

**John Healey 537-3200 ext. 123
631-774-8672**



SAGAPONACK SOUTH WITH OCEAN VIEWS AND SWEEPING FARM FIELD VISTAS

On a quiet cul de sac sits this pretty traditional home offering 5 bedrooms, 3.5 baths. The floor plan design includes well thought out living spaces with lots of private spaces and open areas to roam... not too big, not too small... just right! Bedrooms are located on both floors. The detached garage has additional potential space. The grounds are nicely landscaped with a heated pool and lots of green lawn space. Web#21548. EXCLUSIVE. \$5,495,000

Judi A. Desiderio 631-324-8080 ext. 21



ON 5 GORGEOUS SECLUDED ACRES

Unique contemporary offers 5 en-suite bedrooms, light filled living room with fireplace and multiple French doors leading to covered porch and new gunite pool and spa. Lighted tennis court and lovely gardens complete the picture. Web#54469. CO-EXCLUSIVE. \$2,850,000

Victoria VanVlaanderen 631-537-3200 ext.106 or 516-840-3836



PRIVATE GEM OF A HOME

Immaculate 2-bedroom, 2-bath home in Wainscott with fireplace, oversized 2-car garage and plenty of decking. Situated on a wooded .92 acre lot conveniently located between East Hampton Village and Bridgehampton. Web#21574. EXCLUSIVE. \$850,000

JP Foster 631- 324-8080 ext. 22 631-445-9739



BEAUTIFULLY APPOINTED

Offering 6 en-suite bedrooms with marble baths, pro kitchen, formal dining room, living room and great room with fireplace, heated gunite pool, 2-car detached garage and basketball court on a well landscaped acre. Web#10525. CO-EXCLUSIVE. \$3,495,000

Nancy McGann 631-283-5800 ext.101 516-768-5042



ULTIMATE HAMPTON'S BEACH HOUSE

On nearly 1 acre with 113' of pristine oceanfront. Sun-filled open living space, 3 bedrooms, 3 baths, walls of glass open on to deck and gunite pool for oceanside entertaining. Master suite with balcony over looking pool. Private path to beautiful sandy beach. Once in a life-time opportunity. Web#21729. EXCLUSIVE. Reduced to \$7,995,000
Bridgehampton Office 631-537-3200



POOL AND TENNIS

Comfy and roomy Salt box with 4 oversized bedrooms, huge den, 2.5 bathrooms, great room with cathedral ceilings and fireplace combined with spacious dining area all nestled on 3.08 private acres in beautiful Bridgehampton Web#33352. CO-EXCLUSIVE. \$1,600,000

**Linda Batiencana 631-537-3200 ext. 104
516-729-8123**



SOUTH OF THE HIGHWAY

Two story home features 2 bedrooms, 2 baths, living room with fireplace, kitchen, and den/third bedroom, attached garage and room for pool. Great .75 property with westerly views bordering a farm field. Walk to town and bike to beach. Web#21913. EXCLUSIVE. \$1,695,000

**The Stoecker Team 631-324-8080 ext. 20
516-818-4904 or 631-219-2771**



OVERLOOKING RESERVE

Amazing 3.55 acre vista overlooking reserve on quiet Bridgehampton cul-de-sac. Five bedroom, 4-bath estate with 4 fireplaces, screened in porch, expansive lawn, detached 2-car detached and heated pool. Completely renovated 2009. Web#30025. \$3,165,000

**Beth Troy 631-537-3200 ext.122
631-682-8401**



WATERFRONT WITH DOCK

This fabulous cleared acre+ is currently sited as a business but the possibilities for a spectacular home are endless. The fully bulk headed property with dock is ideal for a boater or nature lover. Imagine waking to the view of swans nesting and ospreys soaring above. With room for a pool and garage you can build the home of your dreams. Web#26476. EXCLUSIVE. \$1,395,000

Alicia Ward 631-537-3200 ext. 111 or 516-356-6695 and Christina Brierley 631-537-3200 ext. 102 or 631-871-6355



CLOSE TO SAG HARBOR VILLAGE

On 2 acres is this brick ranch with 3 bedrooms, 3.5 baths, living room with Italian marble fireplace, dining room, eat-in kitchen, and den. Home office/guest suite is an added bonus. Ample room for pool and accessory building. Web#19472. CO-EXCLUSIVE. \$1,195,000

Alicia Ward 631-537-3200 ext. 111 or 516-356-6695



OVERLOOKING NOYAC BAY

Gated property with rose gardens, attractive landscaping and room for pool. Renovated chef's kitchen, 3 bedrooms, 2.5 baths, master bedroom with deck. A 1-car garage and brick with slate terrace complete the package. Web#50004. EXCLUSIVE. \$799,000

Holly Rubenstein 631-537-3200 ext.117 or 631-875-0780



SHORT STROLL TO LONG BEACH

Great opportunity to be in one of Sag Harbor's up and coming waterfront communities. Whether it be a starter home or a renovation, this 3-bedroom home with 2 baths, and 2 brick fireplaces also has a partial water view. Web#34041. EXCLUSIVE. \$589,000

Linda Batiencana 631-537-3200 ext.104 or 516-729-8123



CUTE AS A BUTTON

This 3-bedroom, 1-bath ranch is located on a street leading right to the bay. Lowest price house in the neighborhood with room for pool. Web#49084. EXCLUSIVE. \$545,000

Linda Batiencana 631-537-3200 ext.104 or 516-729-8123



STYLISHLY RESTORED VILLAGE TRADITIONAL

The best of everything. Must be seen to be believed. Kitchen opens to breakfast nook and family room with fireplace. Three bedrooms, 3 baths, living room, front porch with nook for reading or an afternoon nap, deck and gunite pool. Walk to beach or down town Sag Harbor. Web#28225. EXCLUSIVE. \$1,325,000

Jane Holden 631-725-2233 ext.114 or 631-987-8804



UNIQUE PENTHOUSE APARTMENT

Sleek, modern, SoHo loft on Main Street with 4 bedrooms, 3 baths, exposed beams, water view from the front and a winter water view from the back plus a 1-car garage and 2 parking spots. Web#18277. EXCLUSIVE. \$1,995,000

Lorraine Randazzo 631-537-3200 ext.122 or 631-377-1473



BUILDER'S OWN RECENTLY RENOVATED

With 3 bedrooms, 2.5 baths, stainless appliances, granite countertops, wood floors, new pool and central air. Tucked away on a quiet street just a stones throw to Long Beach. Web#34421. EXCLUSIVE. \$695,000

Jane Holden 631-725-2233 ext.114 or 631-987-8804



PRIVATE BEACH ACROSS THE STREET

Charming 2-bedroom, 1-bath cottage with bright living room and kitchen has permits in place for second story addition. Deeded water access across the street with private beach. Web#12835. EXCLUSIVE. \$439,000

Jane Holden 631-725-2233 ext.114 or 631-987-8804



TWO CONDOS

Two-bedroom. 2-bath with fireplace and deck for entertaining. Beautiful garden with mature plantings. Web#29063. EXCLUSIVE. \$665,000. One-bedroom, 1-bath with spacious galley kitchen, living room and sliders to brick patio. Web#28922. EXCLUSIVE. \$495,000

Jane Holden 631-725-2233 ext.114 or 631-987-8804



Sandcastle Estate,

*U*nlike any other magnificent Hamptons Home... Sandcastle is the finest. With outstanding features including, but not limited to, 2-lane bowling alley, complete spa, gym, multi-screen media room, basketball court, 12-seat theatre, library, bunk room, and staff quarters. Exterior amenities include separate multi-room guest cottage, outdoor kitchen, spectacular pool and hot tub, sunken ten-



Bridgethampton

nis court with viewing pavilion and breathtaking open field vistas. This residence, sited on 11.5 acres, is indeed in a league of its own.

Qualified inquiries only please.
Web#29451. Price Upon Request

Susan F. McGraw Keber
631-283-5800 ext.103 or 516-768-8920



NESTLED ON WOODED 2 ACRES

New 6,600 sq. ft., 7 bedroom, 6.5 bath home with heated pool and room for tennis. Fine craftsmanship and the elegant style of Curto Homes, builder of this home are evident throughout with coffered ceilings, great room, gourmet kitchen, library, marble fireplace, arched doorways and elegant staircase to name a few of the amenities. Web#25256. EXCLUSIVE. \$4,495,000

John Campbell 631-537-3200 ext.107 or 631-255-9308



AMAZING VIEWS OF PECONIC BAY

Hill top retreat with 7 bedrooms, 8.5 baths, several living areas, dining room, eat-in-kitchen, and finished basement with 2 beds, 2 baths, wet bar, and gym. Additional 1-bedroom, 1-bath with living area off laundry room suitable for staff. Pool house and hot tub, too. Web#46804. EXCLUSIVE. \$2,495,000

Alicia Ward 631-537-3200 ext. 111 or 516-356-6695
Christina Brierley 631-537-3200 ext. 102 or 631-871-6355



POST AND BEAM ON .82 ACRE

Offering 3 bedrooms, 2 baths, French doors to deck, open living room, sunroom, 2.5-car garage, deck and room for pool or tennis in Water Mill. Web#14512. EXCLUSIVE. \$1,250,000

Nancy McGann 631-283-5800 ext.101 or 516-768-5042
Janice Dalston Kreymborg 631-283-5800 ext.109 or 631-283-8821



POOL AND TENNIS

Five bedrooms and 3 baths plus an additional bedroom and bath in the walkout lower level. At the end of a quiet cul-de-sac bordering large acreage properties, the setting affords wonderful tranquility and privacy. Soaring ceiling, skylit great room faces south for maximum light and opens onto the gunite pool area. Web#22568. EXCLUSIVE. \$1,150,000

Dane Clark 631-283-0505 ext.306 or 516-982-3778
Kim Stengel 631-283-0505 ext.305 or 631-681-6033



ONE BLOCK TO OCEAN IN SOUTHAMPTON VILLAGE

Impeccably maintained south of the highway home set on 1 acre of lovely landscaping and magnificent gardens surrounding gunite pool. Home features 5 large bedrooms, 3.5 baths, living room with fireplace, eat-in kitchen with oversized sitting area, and formal dining room all just one block from ocean breezes. Web#15401. CO-EXCLUSIVE. Reduced to \$4,995,000

Nancy McGann 631-283-5800 ext.101 or 516-768-5042



BREATHTAKING VIEWS FROM EVERY ROOM

Complete unsurpassed privacy on 1.6 acres just 1.2 miles from center of Southampton Village. Four bedrooms each with exquisitely designed bathrooms, two additional half baths. State of the art kitchen with pale green glass tile and granite, professional appliances. Kitchen, living room and dining room have 180 degree views. Waterside gunite pool with spa and private dock. Web#54531. CO-EXCLUSIVE. \$3,950,000

Victoria VanVlaanderen 631-537-3200 ext.106 or 516-840-3836



PRIVACY PLUS

Drive through the iron gates up a 200 foot winding driveway to this 6 acre estate like property with 3500 sq. ft. Post Modern home with 5 bedrooms, 5.5 baths with master suite on first floor. This beautiful, serene and private estate like setting boasts 2 ponds, sweeping views, mature trees and landscaping. Web#49620. EXCLUSIVE. \$1,250,000

**Linda Batiancela 631-537-3200 ext. 104
516-729-8123**



CLOSE TO SOUTHAMPTON VILLAGE

Traditional 3-bedroom, 3-bath home offers living room with fireplace and cathedral ceilings, den, finished basement and heated Gunite pool with hot tub. Nice comfortable deck with awning and lovely mature landscaping. Agricultural reserve across the street. Web#36546. EXCLUSIVE. \$1,495,000

**Jacalyn Worth 631-283-5800 ext.107
516-983-1536**



DRAMATIC ESTATE NEW TO MARKET

Dramatic estate with the ultimate professional kitchen, 6 bedrooms, 8 baths, wine cellar, 2 fireplaces, coffered ceilings, built-ins and custom made moldings that complete the stately feel. The finished lower level has multiple entertaining rooms, and an oversized 2-car garage. Outside amenities include sparkling heated gunite pool, and hot tub. Excellent privacy with exquisite landscaped grounds complete the offering. Web#35176. EXCLUSIVE. \$2,250,000

Patrick Galway 631-288-3030 ext.110 or 917-748-2117



CLASSIC PETER CURTO SR. QUALITY CONSTRUCTION

8,000 sq. ft. with grand size rooms, arched doorways, custom molding, chef's kitchen, media room, 5 bedrooms, and 5.5 baths. Living room, library and master each with fireplaces, heated gunite pool, spa and blue stone patio. Web#21450. EXCLUSIVE. \$2,400,000

Patrick Galway 631-288-3030 ext.110 or 917-748-2117



ON SHINNECOCK BAY

Wonderful location with open views to Dune Road, 100 feet of bulkhead, community sandy beach and detached 4-car garage. The home has tall ceilings, floor to ceiling stone fireplace, and 2 master bedrooms overlooking the bay. Web#20037 EXCLUSIVE. \$1,900,000

Patrick Galway 631-288-3030 ext.110 or 917-748-2117



TRANQUIL WATERFRONT

Renovated waterfront cottage. Formal dining room, eat-in kitchen, and living room all with water views. Magnificent gunite pool, water fall, cabana, new dock, 137' of water frontage for large boat and extensive landscaping on .90 acre. Web#48650. CO-EXCLUSIVE. \$1,195,000

Westhampton Beach Office 631-288-3030



HAMPTON BAYS BAY FRONT

Newly sub-divided 4-acre parcel on 285' of Squires Pond with 3-bedroom, 2-bath cottage. Extra large building envelope to create family compound or large home with room for pool and tennis. Web#21537. EXCLUSIVE. \$1,885,000

Westhampton Beach Office 631-288-3030



QUOGUE ESTATE SETTING

Builder's own 6,500 sq. ft. with 7 bedrooms, 6.5 baths on 3 levels. Chef's kitchen opens to dining area and great room with fireplace and post and beam soaring ceilings, French doors and architectural custom windows. Butler's pantry, utility room, formal living room with fireplace, formal dining room, screened porch. Partial finished basement, 2-car garage, impressive landscaping and gardens with gated entrance, heated Gunite pool, bluestone patio, and gazebo. Web#33617. CO-EXCLUSIVE. \$2,995,000

Judi Riccardi 631-288-3030 ext.104 or 516-381-0511



QUOGUE SOUTH NEW HOME OR LAND

Take advantage of this opportunity to own a showplace south of the highway in Quogue. Approximately 4,800 sq. ft., 2-car garage, screened porch and more. Right of way to the Shinnecock Bay. Land sold separately asking \$999,000. Web#21534. EXCLUSIVE. \$2,295,000

Patrick Galway 631-288-3030 ext.110 or 917-748-2117



SOUTH OF HIGHWAY WITH ACCESS TO QUOGUE BEACH

On .75+ acre is this 3-bedroom, 3-bath ranch with screened porch, deck, 2 fireplaces, 2-car garage, and more. Or double the square footage to 4,400 sq.ft. with second level and capture the water views and vistas. Web#49787. EXCLUSIVE. \$1,590,000

Judi Riccardi 631-288-3030 ext.104 or 516-381-0511



FABULOUS QUOGUE VILLAGE LOCATION

Renovated home has 5 bedrooms, 6.5 baths, living room with fireplace and French doors to covered blue stone patio overlooking the private heated gunite pool. Master offers balcony overlooking yard with views of natural untouched land. Web#22186. \$2,600,000

Westhampton Beach Office 631-288-3030



QUOGUE CARRIAGE HOUSE-LANDMARK

Expansive lawns with pool. Approved variance from Village of Quogue ZBA to construct 1,860 sq. ft. guest house with 3 bedrooms, 2.5 baths, full kitchen and screened in porch designed to match the character of the present structures. Web#10596. \$3,750,000

Westhampton Beach Office 631-288-3030



ULTIMATE IN OCEANFRONT PRIVACY

Beautifully designed home with expansive ocean and bay views. Five bedrooms, 5.5 baths, open living area with fireplace. Kitchen with snack bar. Every amenity including spacious deck with inground pool. A gorgeous waterfront home on Dune Road. Web#46099. \$6,700,000

Westhampton Beach Office 631-288-3030



PRIVATE BOARD WALK TO SANDY BEACH

Traditional home with amazing views. Bright and sunny, with 5 bedrooms, 4 baths, fireplace and lots of glass looking out to the ocean plus pool all on .50 acre. Built in 2000 with 2500 sq.ft of living space. Hardwood floors throughout. Web#32725. \$2,800,000

Westhampton Beach Office 631-288-3030



EXCELLENCE ON DUNE ROAD

This immaculate Post Modern on rare .82 acre parcel with 6 bedrooms, 6.5 baths. You and your guests will be able to get away with complete privacy. This 4 year young house offers bright and open living areas, 2 fireplaces and a pool. Web#21681. \$4,950,000

Westhampton Beach Office 631-288-3030



SPECTACULAR LOCATION IN PRISTINE CONDITION

Newly constructed 4 bedroom ocean front home in excellent location with pool, fireplace, media room, family room, and 2-car garage. Wonderful decking for entertaining with breathtaking views of the beach and Atlantic. Web#33284. \$6,250,000

Westhampton Beach Office 631-288-3030



ONE ACRE ON ATLANTIC OCEAN

Grand contemporary with oceanside heated pool, poolhouse and walkway to the Atlantic Ocean. Large open rooms with spectacular views of the beach and ocean. Six bedrooms and 6.5 baths, 2 fireplaces, and multi-level decks. Web#50857. \$7,950,000

Westhampton Beach Office 631-288-3030



VERY PRIVATE WITH ALL AMENITIES

Beautiful shingled Post Modern includes granite kitchen, private first floor master suite, high ceilings, cherrywood floors and bright open and airy living spaces. Three-car garage, basement with exterior entrance and high ceilings. Outside are sprawling grounds, specimen trees, perennial gardens and a sparkling pool with expansive decking. Web#36391. EXCLUSIVE. \$1,499,000

Ron Belmont 631-288-3030 ext.102 or 631-793-5987



VERY PRIVATE AND WALK TO WATER

This home features great room with high ceilings and fireplace, eat-in kitchen with brick fireplace, master suite with solarium, 3 guest bedrooms, heated gunite pool with waterfall, all weather tennis and pool house. Web#52934. EXCLUSIVE. \$1,500,000

Westhampton Beach Office 631-288-3030



WATERFRONT WITH DOCK

Magnificent 3,200 sq. ft. Nantucket style home with first floor master and 3 guest bedrooms, 3 baths, gourmet kitchen with bay views, 2 fireplaces, third story mezzanine providing distant water views, decking and more. Web#50703. EXCLUSIVE. \$1,499,000

Westhampton Beach Office 631-288-3030



ACCESS TO ROGER'S BEACH

Bright and inviting 4-bedroom, 3-bath post modern on 1.24 acres in the desirable area of Bridle Path with new pool and room for tennis. Eat in kitchen, dining room, living room with fireplace, and 2-car garage. Web#11461. EXCLUSIVE. \$1,080,000

Westhampton Beach Office 631-288-3030



SOMETHING FOR EVERYONE

Sprawling 5 bedroom, 4 bath Traditional in a great location featuring gourmet kitchen, large open living space with cathedral ceiling and stone fireplace. Huge master suite with balcony. Pool, tennis, hot tub, and decking. Web#29895. EXCLUSIVE. \$1,500,000

Westhampton Beach Office 631-288-3030



A BOATER'S MUST SEE

Nestled amongst manicured mature landscaping sits this 4-bedroom, 3-bath, lovely Nantucket home! This beautiful property, in the heart of Calves Neck, boasts 140' of water frontage on Jockey Creek with water and electric. Views to Shelter Island! Web#32235. EXCLUSIVE. \$1,595,000

Cathleen Dolson and Marianne Sawicki 631-765-0500 ext.104 and ext.103 or 631-645-7674 and 631-514-1994



SAND BETWEEN YOUR TOES

Four bedroom, 3.5 bath, cedar shingled Traditional home on private sandy bay beach. The home has a large open floor plan with beautiful stone fireplace in great room. Incredible views throughout and spectacular sunsets! Must see! Web#16370. \$2,250,000

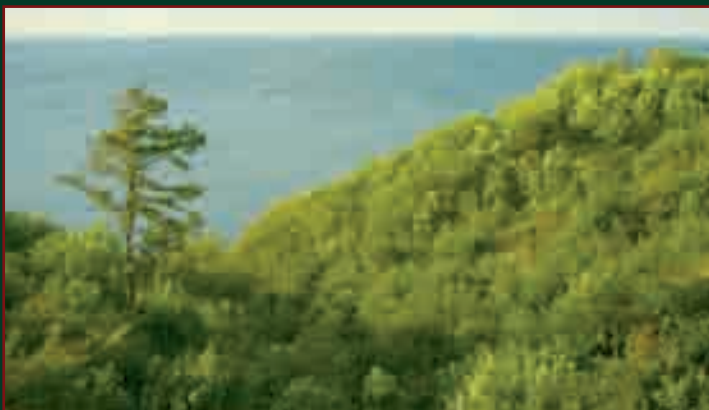
Mattituck Office 631-298-0600



SOUTHOLD CREEKFRONT

Four bedrooms, 2.5 baths, great room & library both with Pennsylvania fieldstone fireplaces, gourmet kitchen, decks with forever views plus wide plank floors, antique barnsiding and hand hewn beams, making this a special home. Web#40119. \$1,377,000

Southold Office 631-765-0500



CHIC SOUND FRONT CONDO

Two bedroom, 2 bath with bright open floor plan. Professional designer touches and recently updated kitchen with stainless appliances. Incredible views of LI Sound! Community pool and community tennis. Web#13280. EXCLUSIVE. \$399,000

Nicholas Planamento 631-298-0600 ext.103 or 631-948-0143



POST AND BEAM RETREAT

Cozy 3- bedroom, 2-bath home with open floor plan, boasts private dock with water and electric. Private beach and unsurpassed views to Peconic Bay. Web#36675. EXCLUSIVE. \$969,000

**Cathy Dolson and Marianne Sawicki 631-765-0500
631-645-7674 or 631-514-1994**



PRIVATE STAIRS TO BEACH

Desirable and private Southold/Peconic Bayfront community. Arts and crafts details, and top-of-the-line workmanship and luxury materials and finishes throughout. Three bedroom, 2.5 baths, 2 fireplaces and incredible waterviews. Web#37160. EXCLUSIVE. \$2,595,000

Nicholas Planamento 631-298-0600 ext.103 or 631-948-0143



PIPES COVE CREEKFRONT

Relaxing Country Cape on 1.25 acres with views to Shelter Island Sound. House has 2 kitchens, 2 baths, 2 living rooms and 4 bedrooms. A wonderful enclosed back porch is perfect for entertaining. Possible Mother/Daughter. Web#31944. EXCLUSIVE. \$649,000

Jeanmarie Bay 631-298-0600 ext 109 or 917-519-4180



LAKEFRONT CEDAR COTTAGE

Great Lakefront retreat with privacy and so much more. Dock, fireplace, stunning views. Pristine freshwater lake, fish, canoe relax on over 125' of lake frontage. Web#18704. EXCLUSIVE. \$599,000

Nicholas Planamento 631-298-0600 ext.103 or 631-948-0143



65' LONG DEEP WATER DOCK

Dock your boat in the backyard. Renovated home with 2 bedrooms, 2 baths, open living and dining areas and a wrap around deck. Plus legal 1-bedroom, 1-bath, apartment with gorgeous views. Web#55140 EXCLUSIVE. \$1,499,000

Mattituck Office 631-298-0600



JAMES CREEK WATERFRONT WITH DEEP WATER DOCK

Renovated builders own residence with spectacular views & deep water docking at 65' of bulkheading. Deeded Beach. Brand new chef's kitchen, LR with woodburning fireplace, overlooking James Creek. Web#31559. EXCLUSIVE. \$1,250,000

Nicholas Planamento 631-298-0600 ext.103 or 631-948-0143

NORTH FORK & SHELTER ISLAND



JAMESPORT WITH PLENTY OF SPACE

Contemporary home with 4 bedrooms, 2.5 baths, and bright open floor plan. The home has a built in pool, deck and beautiful landscaping to complete the package. Web#29105 EXCLUSIVE. \$569,000

Mattituck Office 631-298-0600



MATTITUCK BAY VIEWS

This quintessential North Fork beach house is located in one of the most desirable beach communities. With incredible bay views and a deeded sugar sandy beach just feet away, this home is what you have been looking for. Web#30972. EXCLUSIVE. \$999,000

Jeanmarie Bay 631-298-0600 ext.109 and 917-519-4180



SHELTER ISLAND - WATER VIEWS

Just 1/10 mile to the beach in desirable Silver Beach community. This meticulously maintained home has 3 bedrooms, 1.5 baths, living room with fireplace and French doors opening to a deck overlooking pool. Web#13558. EXCLUSIVE. \$760,000

Jeanmarie Bay 631-298-0600 ext.109 and 917-519-4180



HORTONS POINT CAPE COD

Less than 1000' to McCabe's Beach. Four bedrooms, living room with fireplace, 2.5 baths, sunroom. Member Founder's Landing Park District. Web#33168. EXCLUSIVE. \$499,000

**Joan Bischoff 631-765-0500
631-948-0234**



TUSCANY ON SHELTER ISLAND

Renovated 5-bedroom, 3-bath 1900s Farmhouse at Ward's Point with membership in Shorewood Civic Association Beach and tennis. Web#35795. EXCLUSIVE. \$849,000

**Joan Bischoff 631-765-0500
631-948-0234**



SOUTHOLD WITH DEEDED DOCK

Cedar-sided home with private association Bay beach & park. New kitchen, dining room, den with fireplace, and 4 bedrooms. Web#14487. EXCLUSIVE. \$599,000

**Nicholas Planamento 631-298-0600 ext.103
631-948-0143**



ROOM FOR POOL AND TENNIS

This 3-bedroom, 2.5-bath Laurel home was entirely renovated and ready to move in! Great room with fireplace, breakfast room, expansive Southern views over wide open nursery land, separate 2-car garage. Beautiful specimen trees full of blooms each spring. Web#27086. EXCLUSIVE. \$549,000

Joan Bischoff 631-765-0500 or 631-948-0234



IN PRESTIGIOUS PARADISE POINT

Lovely 3-bedroom, 2.5 bath home, just a stones throw to beaches, offers custom kitchen, formal living and dining rooms, and wine cellar. Web#36479. EXCLUSIVE. \$725,000

**Cathy Dolson and Marianne Sawicki 631-765-0500
631-645-7674 or 631-514-1994**



JAMESPORT TRADITIONAL

On quiet cul-de-sac this home features 4 bedrooms, 2.5 baths, living room, dining room, eat in kitchen and den with fireplace. The deck overlooks park-like property, swimming pool and mature plantings. Web#35467. EXCLUSIVE. \$518,000

Nicholas Planamento 631-298-0600 ext.103 or 631-948-0143



CUTE HOME IN QUIET COMMUNITY

On over an acre with low taxes. 2 bedrooms, 2 baths, living, dining area and attached 1 car garage. Great starter home or week-end retreat in quiet Flanders community. Web#45776. EXCLUSIVE. \$255,000

Mattituck Office 631-298-0600



RANCH TO BE BUILT

Just breaking ground. Four bedroom, 2 bath home to be built on .5 acre in Flanders. Web#23866. EXCLUSIVE \$349,000

Mattituck Office 631-298-0600



LOVELY RANCH IN PEACEFUL SETTING

On private road in Riverhead features 3 bedrooms, 1.5 baths, dining room, living room with fireplace, family room, 2 car garage, and basement on .74 acres. Web#55477. EXCLUSIVE. \$339,000

Mattituck Office 631-298-0600

NORTH FORK FARM & FARMHOUSES



VINEYARD VIEWS AS FAR AS THE EYE CAN SEE

2,200 sq. ft. brand new replica early 1900's farmhouse with 4 bedrooms, 2.5 baths, gourmet kitchen, 2 fireplaces, enclosed porch on an acre overlooking vineyards. This home has all the charm of an earlier time with top quality amenities of today. Web#38315. EXCLUSIVE. \$999,000

Nicholas Planamento 631-298-0600 ext.103 or 631-948-0143



SOUTHOLD COLONIAL

Brand new Colonial with 4 bedrooms, 3 fireplaces and 2.5 baths. Wonderful, spacious home with open floor plan. Boasting hand-crafted details in every room. A kitchen fit for a chef and many entertaining dinners. All this just minutes away from beautiful sandy beach. Web#27906. EXCLUSIVE. \$775,000

Mattituck Office 631-298-0600



A GEM AMONG RAREST OF HISTORIC HOMES

Spacious historic home recently renovated to accommodate all modern luxuries. Very privately nestled in a sleepy hollow in Southold. This home offers 5 fireplaces, 2-3 bedrooms, 2.5 bathrooms and lovely gardens. Centrally located with easy access to shopping, vineyards and beautiful sandy beach. EXCLUSIVE. Web# 34895. \$795,000

Mattituck Office 631-298-0600



ALMOST 30 ACRE FARM & FARMHOUSE

25.69 acres of DRS land and 2 acre development area with 3-bedroom, 2-bath home, 2 side-by-side barns, garage and 2 outbuildings. Subject to terms of RFP. Web#6054. \$900,000

**Southold Office
631-765-0500**



GREENPORT VILLAGE

Five-bedroom Victorian with refinished floors, freshly painted interior, many original details including coffered ceiling, wainscoting and barn/garage. Web#33112 EXCLUSIVE \$349,000

**Nicholas Planamento 631-298-0600 ext.103
631-948-0143**



FOX HOLLOW FARM

Serenity and privacy in this bucolic setting on 3+ Mattituck acres. Three+ bedrooms, office suite and more! Ideal B&B, family compound or horse property. Web#28592. EXCLUSIVE. \$799,000

**Nicholas Planamento 631-298-0600 ext.103
631-948-0143**



BLOCKS TO BEACH

Three ensuite bedrooms, sun-drenched kitchen and great room, deck with electric retractable awning overlooking heated pool. Web#11826. EXCLUSIVE. \$749,000

Holly Rubenstein 631-537-3200
ext.117 or 631-875-0780



NEW TO MARKET

Quaint 3 bedroom, 3.5 bath home on quiet street minutes to Village. Gourmet kitchen, den, room for pool. Web#15955. EXCLUSIVE. \$895,0000

Tracy Annacone 631-324-8080
ext. 16 or 516-885-5561



CLOSE TO ALL

Four bedroom home close to East Hampton Village, marinas, and beaches. Lovely landscaped .73 acres surrounds pool. Web#30876. CO-EXCLUSIVE. \$995,0000

The Stoecker Team
631-324-8080 ext. 20 or ext.43



IN LANDFALL ASSOCIATION

On private acre with heated pool and hot tub. Contemporary with open living room, stone fireplace, 4 bedrooms, 3 baths

Web#11322. EXCLUSIVE. \$789,000
The Stoecker Team
631-324-8080 ext. 20 or ext.43



1920'S FARMHOUSE

On .75 village fringe acre with 3 bedrooms, 2 baths and sunroom. Classic design that can be transformed into the ultimate property. Room for pool. EXCLUSIVE. Web#40428. \$799,000

The Slater Team 631-324-8080
ext.42 or or 516-383-2508



VILLAGE FRINGE

Traditional home with plenty of living space. Four bedrooms, 3 baths, fireplace on .54 acres with room for pool. Web#43724. EXCLUSIVE. \$739,000

The Slater Team 631-324-8080
ext.42 or or 516-383-2508



ROOM TO EXPAND

Great room with cathedral ceiling, woodstove, 2 bedrooms, vaulted loft, deck with hot tub. Room for pool. Web#54466. EXCLUSIVE. Reduced to \$452,000

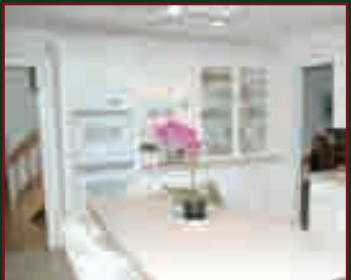
Pat MacArthur 631-324-8080
ext. 25 or 631-645-6556



ADORABLE AND AFFORDABLE

This 3-bedroom, 2-bath ranch is in impeccable condition and offers open floor plan and pool with deck plus 3-car detached garage. Web#29084. EXCLUSIVE. \$649,000

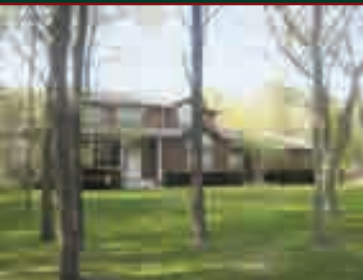
The Slater Team 631-324-8080
ext.42 or or 516-383-2508



IN GEORGICA ESTATES

Four bedroom, 3 bath Condo offering fireplace, garage, community pool and tennis. Close to ocean beaches. Web# 14861. EXCLUSIVE. \$995,000

JP Foster 631- 324-8080 ext. 22
631-445-9739



CONVENIENT LOCATION

Traditional on 2.03 acres with pool, 4 bedrooms, 3 baths, living room with fireplace, dining and eat in kitchen. Finished basement. Web#29711. EXCLUSIVE. \$940,000

Christina Brierley 631-537-3200
ext. 102 or 631-871-6355



ELEGANT COUNTRY CHARMER

Lovingly renovated with attention to every detail, 4 bedrooms, 2.5 baths, formal dining room and living room with fireplace. Web#11380. EXCLUSIVE. \$895,000

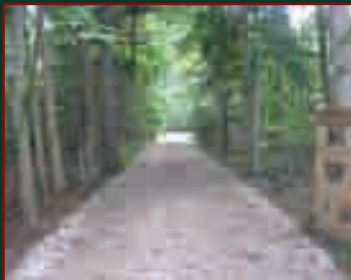
Alicia Ward 631-537-3200
ext. 111 or 516-356-6695



CLOSE TO TOWN

Located minutes from town dock, perfect for boaters is this 1,300 sq. ft. cape with 3 bedrooms and 1 bath on .20 acre. Web#53173. EXCLUSIVE. \$449,000

East Hampton Office
631-324-8080



A MAGICAL SETTING

Renovated 3-bedroom, 2 bath cottage down a gated driveway. Living room with fireplace, dining area and new kitchen plus studio and shed. Web#24604. EXCLUSIVE. \$825,000

Susan F. McGraw Keber
631-283-5800 or 516-768-8920



IN HAMPTON WATERS

Farmhouse with addition of contemporary structure was the work of a noted local architect of this era. On 1.6 acres with room for pool too. Web#18503. EXCLUSIVE. \$695,000

East Hampton Office
631-324-8080



RENOVATE OR BUILD

Two-bedroom cottage on beautiful .5 acre with mature landscaping in the Village. Separate garage and room for pool. Web#18430. EXCLUSIVE. \$975,000

Janet Hummel 631-537-3200
516-635-5552



ON A QUIET CUL DE SAC

Lovely 1,900 sq. ft. traditional with pool and beautiful landscape, offering 4 bedrooms and 2.5 baths. Web#24944. EXCLUSIVE. \$649,000

The Slater Team 631-324-8080
ext.42 or 516-383-2508

SOUTHAMPTON/WATER MILL UNDER \$1 MILLION



SOUTHAMPTON RENOVATION

Three-bedroom, 2-bath home features gourmet kitchen, living room with fireplace, den, and heated gunite pool. Web#54289. EXCLUSIVE. \$ 995,000

Stacey Barnds 631-324-8080
Linda Batiancela 631-537-3200



ROOM FOR POOL

Three-bedroom, 2-bath home has living room with fireplace, dining, den, mahogany deck and porch. Room for expansion and pool. Web#44946. \$699,000

Janice Dalston Kreymborg
631-283-5800 or 631-283-8821



DEEDED WATER RIGHTS

Legal 2-family home south of highway with 3 bedrooms, 2 baths, plus apartment. Can be converted to single-family residence. Web#27121. \$995,000

Southampton Office
631-283-5800



ZEN-INSPIRED

Wood, glass, stone, exposed beams, bamboo floors, aluminum roof, cherry and mahogany woodwork, 3 bedrooms, 2 baths. Web#32698. EXCLUSIVE. \$995,000

Stacy Navan 631-283-0505
ext.302 or 631-275-0810



ROOM FOR POOL

Three bedrooms, 2 baths, ourmet eat-in kitchen, fireplace, deck, professional landscaping, detached garage, and waterfall. Web#33581. EXCLUSIVE. \$699,000

Robert Tomich 631-283-5800
ext. 106 or 516-901-7228



ROOM TO EXPAND

Three-bedroom ranch on shy half-acre. Living room, kitchen, den with fireplace, sun-room, office, basement, deck, garage. Web#33551. EXCLUSIVE. \$699,000

Janice Dalston Kreymborg
631-283-5800 or 631-283-8821



RENOVATION OR INVESTMENT

Three-bedroom Water Mill farmhouse with separate garage on almost 2.5 wooded acres now ready to make your own. Web#12222. EXCLUSIVE. \$895,000

Janice Dalston Kreymborg
631-283-5800 or 631-283-8821



WATERFRONT COMMUNITY

On .93 acre with room for pool, 4 bedrooms, 2 baths, loft area, living room, dining area, and den with fireplace. Docking rights. Web#25289. EXCLUSIVE. \$799,000

Stacy Navan 631-283-0505
ext.302 or 631-275-0810



COMMUNITY BEACH & TENNIS

Living room, fireplace, dining, gourmet kitchen, laundry, den, 4 bedrooms, 3 baths, deck, basement, garage. Room for pool. Web#12653. EXCLUSIVE. \$875,000

Janice Dalston Kreymborg
631-283-5800 or 631-283-8821



HEART OF SOUTHAMPTON

Updated 2-bedroom, 2-bath condo. Great room, fireplace, wet bar and brick patio. Low maintenance, community pool, tennis. Web#25240. EXCLUSIVE. \$799,000

Stacy Navan 631-283-0505
ext.302 or 631-275-0810



ABUTTING 24 ACRE RESERVE

Three-bedroom, 2.5-bath home on 1.33 acres. Formal living room, dining room, chef's kitchen, den, fireplace, heated pool, and 2-car garage. Web#44519. \$895,000

Southampton Office
631-283-5800



WATER FRONT COTTAGE

Renovated 3-bedroom, 1-bath, fully bulk-headed cottage with 62' floating dock. Living room, fireplace, enclosed sunroom, detached garage. Web#53298. \$799,000

Southampton Office
631-283-5800



A MAGICAL SETTING

Sunny and bright 4-bedroom, 2-bath home with heated pool and community tennis. Large deck with hot tub and outdoor shower. Web#28115. \$799,000

Bridgehampton Office
631-537-3200



QUIET DEAD-END STREET

Renovated 2-bedroom, 1-bath home with greenhouse living room, wood stove and basement. Lovely landscaped parcel with room for pool. Web#53839. \$579,000

Southampton Office
631-283-5800



BRING YOUR IMAGINATION

Two bedrooms, bright living room with skylight, eat-in kitchen, sliders to deck in private waterfront community. Web#34601. \$399,000

Southampton Office
631-283-5800



ADD YOUR PERSONAL TOUCH

This 3-bedroom village farmhouse has a detached garage with office/pool house plus room for a pool. Web#34928. EXCLUSIVE. \$679,000

Nancy McGann
631-283-5800 ext.101



EAST QUOGUE

Lovely grounds with pool, awnings, built in bar. Spacious layout with dining room, living room, 4 bedrooms, and 2-car garage. Web#33312. EXCLUSIVE. \$775,000

Westhampton Beach Office
631-288-3030



MANY AMENITIES

Four-bedroom, 3.5 bath home offers mahogany deck, French doors to pool terrace, brick patio and heated pool all set on shy acre. Web#16282. EXCLUSIVE. \$985,000

Patrick Galway 631-288-3030
ext.110 or 917-748-2117



LOTS OF NATURAL LIGHT

Three-bedrooms, 2 baths, formal living/dining room, family room with fireplace, open kitchen, sunroom and 2 car garage. Web#37654. EXCLUSIVE. \$799,000

Michael O'Hare 631-288-3030
631-807-0612



EAST QUOGUE - THE DEAL

Post modern with 4 bedrooms, 3.5 baths, fireplace, 10 ft. ceilings, basement and heated pool. Best value in neighborhood. Web#20828. EXCLUSIVE. \$819,000

Patrick Galway 631-288-3030
ext.110 or 917-748-2117



PRIME OLD HARBOR COLONY

Pool and tennis. Private master suite with bonus room. Two separate and private suites each with 2 bedrooms, bath and study. Web#54386. EXCLUSIVE. \$799,000

Westhampton Beach Office
631-288-3030



BIKE TO LONG BEACH

Four bedrooms, 3 baths, fireplace, vaulted ceiling, formal dining room, family room, and garage. Possible Mother-daughter. Web#33183. EXCLUSIVE. \$599,000

Westhampton Beach Office
631-288-3030



RAMPASTURE POINT

Walk to the beach from this beautiful new 4 bedroom, 2 bath home with waterviews. Association dock and beach. Web#37529 EXCLUSIVE. \$699,000

Westhampton Beach Office
631-288-3030



QUALITY CRAFTSMANSHIP

New East Quogue home with 4 bedrooms and 3 baths, spacious eat-in kitchen, basement, garage and room for pool on half acre. Web#49906. EXCLUSIVE. \$699,000

Patrick Galway 631-288-3030
ext.110 or 917-748-2117



BEACHFRONT COMMUNITY

On 2/3 acre, 4-bedroom, 2-bath home with living room, fireplace, dining, and screened porch and deck in Peconic Bay, Hampton Bays. Web#45484. EXCLUSIVE. \$529,000

Janice Dalston Kreymborg
631-283-5800 or 631-283-8821



CLOSE TO OCEAN AND BAY

Two bedroom, 1.5 bath home with country kitchen, formal dining, living room, finished basement. Fruit tree, grape vines and lawns. Web#28670. EXCLUSIVE. \$369,000

Westhampton Beach Office
631-288-3030



IMMACULATE TRADITIONAL

Living room, dining room, kitchen, 4 bedrooms, 2.5 baths, finished playroom in basement, attached garage, roomy yard. Web#50000. EXCLUSIVE. \$470,000

Janice Dalston Kreymborg
631-283-5800 or 631-283-8821



AFFORDABLE AND SPACIOUS

This 3-bedroom, 2-bath home offers spacious rooms, full basement, hardwood floors. Westhampton Beach Schools. Web#24768. EXCLUSIVE. \$299,999

Donna Andersen 631-288-3030
ext.103 or 516-459-5620



SOUTH OF HIGHWAY

Charming 4-bedroom, 2-bath home features lovely fieldstone fireplace and sits at the end of a quiet cul-de-sac, in East Quogue. Web#39468. EXCLUSIVE. \$499,000

Westhampton Beach Office
631-288-3030



SUNSET AVENUE WATERVIEWS

Renovated cottage with renovated kitchen and bathrooms plus detached studio on 1+acre with amazing water views to Dune Road. Web#20056. EXCLUSIVE. \$995,000

Patrick Galway 631-288-3030
ext.110 or 917-748-2117



SOUTH OF HIGHWAY

Renovated 4-bedroom, 2-bath home with living room and formal dining room each with fireplace, brick patio and all new pool. Web#12594 EXCLUSIVE. \$799,000

Westhampton Beach Office
631-288-3030



WESTHAMPTON BEACH

Updated cottage with loads of charm, 3 bedrooms, 1.5 baths, cooks kitchen, open dining and living areas, media room and office.. Web#37544 EXCLUSIVE \$995,000

Patrick Galway 631-288-3030
ext.110 or 917-748-21170



EAST HAMPTON SOUTH OF HIGHWAY

.72 acre with health department approval for 4,200 sq. ft. home, pool and accessory building. Web#05030. EXCLUSIVE. \$1,395,000. OR Custom built 4,200 sq. ft. design. with 2-car garage, home theater, gunite pool, 6 bedrooms, 6.5 baths, country kitchen, 10' ceilings, 2 masonry fireplaces, wide clear oak flooring and custom trimworks throughout. Web#23815. EXCLUSIVE. \$2,950,000

**The Slater Team 631-324-8080 ext.42
516-383-2508**

AMAGANSETT NORTH

Beautiful and private 1.2 acre parcel on a well manicured street. Prime neighborhood with covenants and restrictions ensuring the quality of the neighborhood. Just a mile to the shops and restaurants of Amagansett hamlet, a short bike ride to the ocean and Devon Yacht Club. The property has reserve on two sides and potential for second story water views. Web#06087. EXCLUSIVE. \$799,000

**The Stoecker Team: 631-324-8080 ext.
20/ext.43 or 516-818-4904 and 631-219-2771**

AMAGANSETT NORTH

.83 acre building parcel. Walk to Amagansett Village. This large parcel can accommodate a large home footprint with pool. Web#00034. EXCLUSIVE. \$799,000

East Hampton Office 631-324-8080

EAST HAMPTON HARBOR VIEW

Beautiful 1.2 hilltop acre. Dock your boat at the marina. Enjoy sunsets from this prime parcel near Village. Web#03958. EXCLUSIVE. \$925,000

East Hampton Office 631-324-8080



SAGAPONACK LAND

Two single/separate parcels each with health department permits for house, pool and tennis. Web#05411. EXCLUSIVE. 3acres \$1,100,000; 2+ acres \$1,700,000

**The Stoecker Team: Bill Stoecker & Jen Wilson
631-324-8080 ext. 20 or ext.43**

SOUTHAMPTON WATERSIDE COMMUNITY

Excellent opportunity for investment or to put up the home of your dreams on shaded lot in a great community with its own private marina! Existing structures on property. Web#06089. EXCLUSIVE. \$399,000

**Janice Dalston Kreymborg 631-283-5800 ext.109
631-283-8821**

EAST QUOGUE

2.2 acres with room for home, pool and tennis. Web#02293. EXCLUSIVE. \$300,000

**Patrick Galway 631-288-3030 ext. 110
917-748-2117**



NOYAC ROAD

Fabulous 1.16 waterfront acres in North Sea. Peace and serenity. Web#00494. \$1,300,000

Bridgehampton Office 631-537-3200



NORTH SEA WATERFRONT

Bayfront 1.15 acre to build your waterfront dream home. Web#05886. \$1,700,000

Bridgehampton Office 631-537-3200



FOUR LOTS OR 12 TOTAL ACRES

Four lots of roughly 3 acres each, just minutes from East Hampton Village. Each lot has room for large house, pool and tennis. Last lot borders 6 acre reserve. Owner will sell entire subdivision or lots individually. Web#04347. CO-EXCLUSIVE. 12 acres - \$4,200,000. Individual lots \$1,100,000 - \$1,450,000

**Holly Rubenstein 631-537-3200 ext.117
631-875-0780**

EAST QUOGUE

2 acres flag lot. Room for house, pool and tennis. Web#04244. \$430,000

Westhampton Beach Office 631-288-3030

WESTHAMPTON

1.2 acres with room for home and pool. Web#10044. \$499,000

Westhampton Beach Office 631-288-3030

WESTHAMPTON

Build your dream house on this prime parcel near multi-million dollar homes. .75 acre with room for pool. Web#05293. \$600,000

Westhampton Beach Office 631-288-3030

NORTH FORK

Great opportunity for rare bayfront privacy, use for a family compound or possible subdivision. Web#02907. EXCLUSIVE. \$7,500,000

Mattituck Office 631-298-0600

28.24 ACRE FARM WITH FARMHOUSE

25.7+ acre property includes a 1,900 sq. ft. house plus 800 sq. ft. attached garage. Subject to a Town of Southold Development rights easement. Web#06056 \$1,400,000

Southold Office 631-765-0500



CUTCHOGUE 42+ ACRE VINEYARD

With Vinifera Grapes 1984 Chardonnay, 1988 Merlot, Cab Sauv, and Cab Franc, 5 acres of woodland/Kettle hole, and 15.8 acres of fallow land, and a huge 40x60 storage/equipment barn. Web#06241. \$1,275,000

Southold Office 631-765-0500



20+ EAST HAMPTON ACRES

Endless opportunities: an equestrian's dream, development options, or create your family estate. Web#05869. EXCLUSIVE. \$4,995,000

**The Slater Team 631-324-8080 ext.42
516-383-2508**



AMAGANSETT MAIN STREET LANDMARK PROPERTIES

One of Amagansett's dominant landmark properties. The LaCarrubba family has been on Main Street since 1930. Today we offer this rare holding to you. Included in this parcel are 3 storefronts on Main Street, Amagansett DBA "The Outdoor Store", a real estate office and an art gallery all totaling over 4,600 sq. ft. Also included are 3 apartments and additional office space of 900 sq. ft. with parking for 6 cars. Web#9270. CO-EXCLUSIVE. \$14,750,000

The Slater Team 631-324-8080 ext. 42 or 516-383-2508



COMMERCIAL INDUSTRIAL ZONED

The CI building is a 2950 sq.ft. with 4 bays, separate office with bathrooms, 9 + parking spaces, heated GHA and air conditioning. Web#9429. EXCLUSIVE. \$1,800,000

**Judi A. Desiderio
631-324-8080 ext.21**



CUTCHOGUE - MAIN ROAD

Perfect for professional offices. 2 spaces available - 1500 sq. ft - \$2,500/month or 650 sq.ft - \$1,080/month or rent the whole thing for \$3,580/month. Prime Main Road location, corner lot at a traffic light. Web#9858. EXCLUSIVE. \$795,000

Mattituck Office 631-298-0600



EAST HAMPTON

2,650 sq. ft. building with ample parking for office or industrial use close to East Hampton Village. Web#9436. EXCLUSIVE. \$1,150,000

**The Slater Team 631-324-8080 ext. 42
or 516-383-2508**

SOUTHOLD MAIN ROAD

Great Main Road location, in Southold. Hamlet business zoned. 4 offices down, 2 up, plus file room, attic and 1 full bath. Rear enclosed porch, new roof, newly painted inside. Good parking, oil tank in basement. Web#9219. EXCLUSIVE. \$650,000

Southold Office 631-765-0500

EAST HAMPTON

Main road location perfect for restaurant or office. Web#9839. EXCLUSIVE. \$1,995,000

East Hampton Office 631-324-8080

MATTITUCK

Over an acre of property in great location. Zoned General Business with many uses. Has 346' of main road frontage. Web#00605. \$669,000

Mattituck Office 631-298-0600

EAST HAMPTON

Possibilities for office space, apartment, personal service shop or bank. Folio#17287. \$1,250,000

East Hampton Office 631-324-8080

SOUTHAMPTON

In the Village, historic building offering 4,792' of space and parking. Folio#30393. \$4,750,000

Southampton Office 631-283-5800



AMAGANSETT MAIN STREET

Commercial wet use, plus in addition to the business there is a 2nd floor, 1250 sq. ft. 3-bedroom, 1-bath apartment. Web#9272. EXCLUSIVE. \$4,650,000

**The Slater Team 631-324-8080 ext. 42
516-383-2508**

EAST HAMPTON

In the center of East Hampton with endless possibilities. This .25 acre property has 1,200 sq. ft. office. Web#09721. \$1,150,000

East Hampton Office 631-324-8080



EAST HAMPTON VILLAGE

Newtown Lane with hard to find off street parking, 2-story, 2000 sq. ft. for offices/retail. Rented now with multi use options. Web#53429. EXCLUSIVE. \$1,995,000

**Alicia Ward 631-537-3200 ext. 111
or 516-356-6695**



HEAVEN ON EARTH

If you share our passion for the natural beauty, then you will appreciate the light, the vistas, the air, the water and the expanse, which is incomparable, from this one-of-a-kind property. When this is gone, there is no other property to replace it.

Experience what true total privacy is from this 32-acre property.

Web#28252. EXCLUSIVE. Just reduced to \$5,295,000

The Stoecker Team

Bill Stoecker 631-324-8080 ext. 20 or 516-818-4904

Jen Wilson 631-324-8080 ext. 43 or 631-219-2771



Town & Country

REAL ESTATE

EAST HAMPTON
324-8080
52 Main Street

BRIDGEHAMPTON
537-3200
2415 Main Street

SOUTHAMPTON
283-5800
50 Hampton Road

NORTH SEA HARBOR
283-0505
570 Noyac Road

WESTHAMPTON BEACH
288-3030
132 Main Street

MATTITUCK
298-0600
6920 Main Road

SOUTHOLD
765-0500
57125 Main Road

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