

Realty Check



Pricey Street

Southampton's Coopers Neck Lane has showed up as number eight on the top 15 most expensive streets in America, according to an analysis by online real estate site, Zillow. With a median home value of \$11.87 million the tony road is the only one in New York to make the list.

L.A. Lady

With all the buyers and renters

coming from the Left Coast these days, Douglas Elliman's Gioia DiPaolo has become a kind of real estate ambassador between the two coasts. The broker, who is well known for her intimate knowledge of Sag Harbor, flies regularly to LA, where Elliman is developing their new 11,000 SF headquarters in Beverly Hills.

Montauk Redux

For those who didn't get enough of a Montauk fix with HBO's *The Affair*, fret not. Netflix will be launching a supernatural drama series called simply, *Montauk*, next year. Directed and written by twin brothers Matt and Ross Duffer, the show is a coming-of-age vehicle about a boy who disappears. With enough supernatural "thrills" to capture a global audience, according to Netflix, the suspenseful show will surely attract a rapt South Fork viewership too ... at least for the pilot.

The Ex Files

The ex-wife of Aby Rosen, the real estate tycoon and avid art collector now married to socialite Samantha Boardman, has listed their once shared Water Mill home with Harald Grant of Sotheby's. The \$14-million Cobb Lane property contains a four-bedroom house, guesthouse with workout studio, saltwater pool, barbecue station, chefs kitchen and dock with wild flowers and bamboo stands.

Seinfeld Reunion

With Jerry Seinfeld happily ensconced on Further Lane, his former cast mate Jason Alexander, who played George Costanza on the iconic TV series, will be renting a nearby East Hampton beach house this summer. The four bedroom traditional was asking \$140,000 for the season. Now if we can only get Elaine and Kramer out here.

Last of a Breed

The 5-acre former East Deck Motel and Resort in Montauk is on the market for \$25M, listed by Rylan Jacka and Edward Bruehl of Sotheby's. With 360 feet of oceanfront overlooking the Ditch Plains surf break, the 30-unit property designed by David Adjaye boasts 10,544 square feet with coffee shop, playground, parking, ocean-side pool and extensive decking. "This is one of the last remaining large oceanfront parcels on the East End and one of the few commercial oceanfront offerings anywhere," reads the listing. Amen.

North Fork Vines

Town & Country Real Estate, which claims to represent more bay-front sales than any other North Fork broker, has listed and sold another 87 bay-front acres, this time in Cutchogue on Oregon Road. The sale for the Damianos family, who own such wineries as Pindar and Duckwalk, allows the family to maintain mature vines on approximately half of the land for some time. The Manhattan buyers with a home in Bridgehampton plan to build a family compound and have always "recognized the value of investing on the North Fork," according to Town and Country CEO Judi Desiderio.

Bishops Grant Breaks Ground

The Beechwood Organization, known for Bishops Pond, a Southampton community of luxury villas and townhomes, is planning a new mini development on a private cul de sac off North Main Street in Southampton Village, where new homes are at a premium. Starting at \$4.5 million, each house – situated on one acre – will have 6,500 square-feet of living space, 7 bedrooms, and 6.5 bathrooms. Southampton native, Jason Paremba, is the project's architect. The 4-acre wooded property is part of the original land grant to the Bishop family and the transfer to Beechwood is the first time since 1678 that the land has changed hands. Bishops Grant will appeal to homeowners "who want the same quality as Bishops Pond but in a more traditional, new but classic, single-family home," according to Steven Dubb, principal of Beechwood. Dubb, by the way, was honored as one of "40 under 40 rising stars" in the nation's home building industry by *Professional Builder* magazine. Construction is expected to begin in May for occupancy early 2016.

Coming Soon to Bridgehampton

The Southampton Town Board is reviewing a proposal by Bridgehampton's Konner Development to develop a 13.3-acre site directly south of Bridgehampton Commons, currently zoned for a mix of highway business and residential uses. An advisory group consisting of planners, designers and members of the Bridgehampton Citizens Advisory Committee is also onboard to help make sure that whatever ends up there fully benefits the community. To honor the agricultural history of the area, the front of the development will contain a large pasture while the structures will be designed in farmhouse style. A total of 28 apartments are planned as well as an Equinox gym.