



Real Estate Roundtable: Swimming Pools Are The Hottest Must-Have for Summer in the Hamptons



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Hamptons real estate experts agree that the most in-demand amenity right now is a heated in-ground swimming pool, especially for summer rentals, and plenty of space to entertain.

“I think the hottest amenity is a swimming pool. It seems when customers are shopping they always ask ‘is there a pool or room for a pool.’ Buyers seem to overlook the landscaping and gardens.”—Theresa Eurell, Licensed Real Estate Salesperson, Town & Country Real Estate

“Generally speaking, the desired amenities would be a pool, tennis or room for it, a putting green, a large eat-in kitchen, a master suite on the first floor, bathrooms with Jacuzzi tubs and shower. If you’re dealing with millennials, they may desire a home with all of the above including a more green/passive home with lots of natural light, complete with solar, fireplace, sauna and steam showers, chef’s kitchen equipped with high-end appliances, large pantry, wine cellar and finished basement for theater, game or cigar room. Or they may be considering a condo lifestyle with doormen, pool and tennis, where everything is included in a maintenance fee and maintained by an association.”—Beau Hulse, Licensed Real Estate Broker, Coldwell Banker Beau Hulse Realty Group

“When you’re selling a property, it’s vital to either have a pool or the ability to put in a pool. We had a prime village listing that sat on the market for almost three years and it wasn’t until the owner went through the motions to get a pool permit that the house finally sold. Whether you’re in town or on the ocean or by it, the majority of buyers want a pool. From a buyer’s standpoint, we don’t see that much attention paid to Smart House technology. But after you buy a house, you discover it’s very convenient to be able to turn your alarm on or off—or turn up your lights, heat or air-conditioning, pool heater, and other home functions—when you’re in a remote location.”—Enzo Morabito, Licensed Associate Real Estate Broker, Enzo Morabito Real Estate Team, Douglas Elliman Real Estate

“Let’s face it, when it comes to the Hamptons with regards to amenities, the sky is the limit. But the ‘hot amenities’ most in demand when summer gets hot are both a brand new heated in-ground pool and new central air system. Which brings me to the amenity that seems to get overlooked, which are brand new mechanicals in a house. Heating and cooling systems, electric and plumbing may take a backseat to the allure of the façade and setting, but brand new systems will insure uninterrupted summer weekends of pleasure and sound year-round peace of mind.”—Jim Rooney, Principal FLEX development/KP Property Group Inc.