

HAMPTONS

REAL ESTATE SHOWCASE

Best Deals In The Hamptons - April

Best Deals by Ruth Thomas | March 30, 2016

North Haven Estate Section Bordering Reserve – \$2,250,000

The Goods – You'll love the open and airy flow of this home. A comfortable 3,800 square feet on 1.8 acres, the home has 4 bedrooms and baths, den with fireplace, living room with fireplace, dining room, multiple screened porches and an eat-in kitchen. The beautifully landscaped grounds feel quite expansive since the property borders reserve lands, featuring a gunite pool with waterfall. The full height, full basement is suitable for finishing. Storage for cars and beach/water toys can be found in the oversized 2-car garage. There is plenty of room to expand if you'd like. Residents in this established estate community enjoy 3 community tennis courts and a private beach.

Why it's a good deal – Listing agent Mala Sander of The Corcoran Group says, "This newly listed property is an entry point into the prestigious estate community of North Haven Point. Immaculate in every detail, the 3,800 square foot home has beautiful light, is well appointed, and will be the 'Best Buy' in the Sag Harbor area in 2016!"

Presenting The Barn in Quogue – \$3,350,000

The Goods – Sited on a well manicured 1.01 acres with views of Ogden Pond, this classic Quogue home charms at all turns. Relaxing and generous living room spaces open and flow effortlessly from one entertaining space to another. Boasting 6 bedrooms overall which includes a 1st floor guest suite and a 2nd floor master suite with views of Ogden Pond. Complete with chef's kitchen, large indoor and outdoor dining spaces, recreation/game room, and 2-car garage. Other amenities include a fabulous screened-in porch and heated gunite pool. A unique opportunity to own this classic Quogue style home, with its enviable address, makes this the perfect place to call home in 2016.

Why it's a good deal – "Truly a great opportunity in the estate section, in the heart of it all, one of a kind, it is vintage Quogue at its best, restored, spacious and reflecting all of the elements of a bygone era but with all of today's modern amenities," says listing agent Robert Canberg of Nest Seekers International. "Simple, yet elegant and just a stone's throw from the ocean, and priced to sell making this the perfect Hamptons getaway."

Pointe Mecox – \$11,900,000

The Goods – This exquisite Mediterranean-inspired 6 bedroom, 6 bath gated waterfront estate on approximately one acre offers expansive views over three bodies of water – Mecox Bay, Swan Creek, and the Atlantic Ocean. The waterside heated gunite pool, elegant gardens, multiple terraces, covered verandas capture dramatic sunsets and beautiful water views. The superbly appointed culinary eat-in kitchen opens to a waterside dining pavilion. Other features include a living room with 20' ceilings, formal dining, custom fireplaces, media room, first floor junior master suite with private entrance, second floor master suite with sitting room and fireplace – opening to verandas with sweeping water views. This elegant, artfully crafted home is sited on a quiet cul-de-sac in a premier south-of-the-highway location, offering utmost privacy. Gentle stroll to world-renowned ocean beaches.

Why it's a good deal – "This was originally listed at \$19,995,000, says listing agent Andrea Ackerman of Brown Harris Stevens. "It is now \$11,900,000. The sunsets are spectacular over three bodies of water in Bridgehampton. The sellers are motivated."

Two Acres of Amagansett Splendor – \$2,950,000

The Goods – Perched on top of almost two acres in Amagansett, this home offers over 4,400 sq.ft. of incredible space. Five very large bedrooms all ensuite, nanny/guest wing, open kitchen to one of the two living rooms, formal dining with wet bar, detailed trims, high ceilings, oversized two-car attached garage, screened porch and custom built to the owners' specs leaves nothing behind –



except a pool with plenty of room if you need one. Walk to Devon Yacht Club Bay Beach, considered the best bay beach in the Hamptons!

Why it's a good deal – "With the acreage valued at \$1.375M and almost 5,000 sq.ft. at today's building costs, you do the math! This is the real deal," says listing agent Rick Slater of Town & Country Real Estate.

Inviting Sag Harbor Contemporary – \$1,148,000

The Goods – Located on a private acre with sparkling heated pool, large hot tub and spacious deck, this 2,600 square foot home boasts three bedrooms, two full baths and powder room, a double-sided fireplace enhancing the cathedral ceiling living room and dining areas and bright eat-in kitchen with stainless appliances. There is a well-lit den with fireplace and an office with a wood-burning stove, which can be easily converted to a fourth bedroom. This is a spacious, bright home with an inviting, open floor plan and big windows, bringing the outside in. Turnkey and located in the Sag Harbor school district.

Why it's a good deal – "I think this is one of the best deals in the Hamptons," says listing agent Richard Kudlak of Douglas Elliman Real Estate. "It is part of the Northside Hills Property Owners Association. At \$1,148,000, this well-maintained home is the lowest priced property in the neighborhood, offering great value to the buyer. Well maintained by the owners and ready to be enjoyed by the next owner."

Estate Section Opportunity – \$11,250,000

The Goods – Set on two gloriously landscaped acres down a private driveway off First Neck Lane, this shingle-sided traditional offers amazing outdoor spaces and stylishly contemporary interiors. Over-sized great/living room, with polished dark wood floors and tall windows opens onto a covered side deck with casual seating. Formal dining room opens onto rear-covered deck, accessed by professional kitchen with pantry. An ensuite bed/bath and laundry room finish the ground level. Upstairs, the master suite, three ensuite bed/baths, two guest bedrooms and bath, sitting area, and separate loft provide ample room. Outside, the lush green lawn surrounds the in-ground 40'x20' pool. A new tennis court, partial basement, garage, and 'bicycle garage' round out this first-rate property.

Why it's a good deal – Listing agent Harald Grant of Sotheby's International Realty says, "In my opinion, this is one of the greatest deals in the Hamptons. This property, which is located in Southampton Village Estate Section, has approximately two acres, heated Gunite pool, and tennis for an asking price of \$11,250,000. I expect that this will trade somewhere in the upper \$10M's. For a property of this size in this world-class location, that is a solid buy. There is no downside in this blue-chip neighborhood."