

HAMPTONS REAL ESTATE SHOWCASE

TINY GEMS

PETITE PROPERTIES

SIMPLE LIVING IN SMALL SPACES BY LAUREN AITKEN

In the Hamptons where bigger often means better, there are some tiny residential gems. The good news: small doesn't have to be minimalist. Whether you're downsizing or starting out, there's a sweet little abode for every income bracket and taste level.

Artsy Enclave

58 Richardson Avenue, East Hampton

Two blocks from Maidstone Beach, this chic 1932-built East Hampton cottage has been stylishly updated by an artsy couple. The private and cozy lot is romantically landscaped. There is even a separate artist's studio that could be made into an extra bedroom. Listed by **Richard Baris of Halstead Property**. 792 sf / one bedroom / one bath. \$550,000

Eclectic Tower House

90 Dune Road, Quogue

Sited on 1.5 acres with 195 feet of oceanfront and stunning views, this Quogue treasure was originally built as an artist's studio/pied-a-terre. Winner of the AIA First Prize in Residential Architecture, this unusual villa features a piano-shape living room, winding

stairway, and widow's walk. "In this tiny oceanfront house maintenance is very low and enjoyment of the beach is very high," says listing broker **Marcia Altman of Brown Harris Stevens**. 1,060 sf / 1.5 story / one bedroom / one bath. \$5.2million.

Montauk Masterpiece

65 Navy Road, Montauk

Grab your surfboard and experience the authentic Montauk lifestyle in this glorious cottage across the street from Fort Pond Bay with unobstructed water views. While French doors welcome sea breezes, a large brick fireplace in the living area brings warmth on chilly nights. Listed by **Ryan Burns of Saunders & Associates**. 1,200 sf / two bedrooms / one bath. \$985,000

Village Farmhouse

Bay Street, Sag Harbor

This 1890s Sag Harbor Village shingled farmhouse boasts water views from its wraparound porch. The open floor plan creates a feeling of spaciousness in the "dripping with charm" historic throwback. A new custom kitchen has all the frills. The house

might be tiny, but the land with its lovely gardens has room for a pool. Listed by **Dana Trotter of Sotheby's International Realty**. 1,056 sf / one bedroom / one bath. \$1,595,000

Postcard Perfect

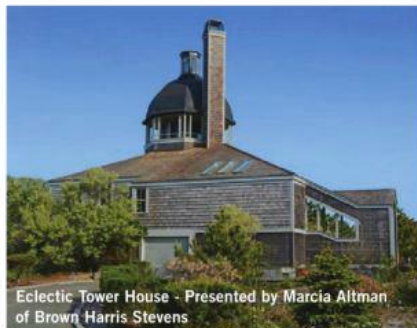
93 Mulford Lane, Amagansett

This quintessential beach cottage in Lazy Point, perhaps the most unspoiled beach community in the Hamptons, is steps from the bay dunes. Listed by **Brian Buckout and Tyler Mattson of Compass**. 800 sf / two bedrooms / one bath. \$749,000

Light & Airy

477 Water Mill Towd Road, Water Mill

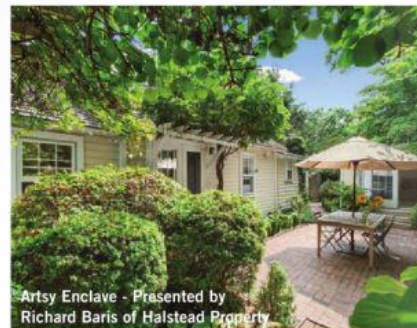
Who needs more square footage when the French doors in your master bedroom open up to almost an acre of cultivated grounds? The cozy living room boasts a vaulted beam ceiling, large clerestory windows, and a mammoth brick fireplace. Room for pool and expansion. Listed by **Michael Gary of Town & Country Real Estate**. 947 sf / two bedrooms / one bath. \$849,000



Eclectic Tower House - Presented by Marcia Altman of Brown Harris Stevens



Postcard Perfect - Presented by Brian Buckout and Tyler Mattson of Compass



Artsy Enclave - Presented by Richard Baris of Halstead Property



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