

REAL ESTATE SHOWCASE

Best Deals in the Hamptons

Meadow Lane Beach House

The Goods – The property is sited on 2.7 acres of oceanfront with a whopping 167’ of frontage on the Atlantic Ocean and also includes spectacular Shinnecock Bay views. The swimming pool and tennis court are pre-existing and non-conforming and would not easily be replaced. 1400 Meadow Lane, \$16,000,000. Listed by Tim Davis of The Corcoran Group.

Why it’s a good deal – The 1970’s 5-bedroom, 4-bath “comfortable beach house,” is not as grand as its neighbors – which contributes to making it the least expensive oceanfront property in Southampton Village.

Dual Deal

The Goods – Those with long memories might recall Spot’s Café, a charming teahouse ensconced in a vintage white house off the Sag Harbor parking lot. The clapboard dwelling is zoned for mixed use, meaning it contains room for two residences and two offices or other commercial use. Alas, the property is no longer zoned for “wet use.” In other words the aforementioned café was a pre-existing nonconforming use, probably left over from the days when rooming houses populated the village. 23 Bridge Street, \$2,475,000. Listed by Hal Zwick of Town and Country.

Why it’s a good deal – It’s one of the few commercial sites for sale in Sag Harbor village. Great for an investor or user who needs 1-2 units and can still secure rental income.

Moving On

The Goods – This bright Post Modern home in Wainscott North on 4-plus acres adjacent to a reserve is a first time offering. Due to the large size of the lot, it provides the rare opportunity to clear approximately another 15,000sf. 504 Wainscott NW Road, \$1,575,000. Listed by Angela Boyer-Stump of Sotheby’s International Realty.

Why it’s a good deal – The owners, who have always been primarily weekenders, have moved full time to Aspen. With this transition, they have lowered the original \$1,875,000 price to list at an attractive number that is considered a steal.

You Chose What to Do

The Goods – The 2,500sf contemporary sits on .92 acres of prime south of the highway Watermill land with expansive manicured lawns and mature trees bordering an agricultural reserve. 50 Lawrence Court, \$3,895,000. Listed by Christopher Burnside of Brown Harris Stevens.

Why it’s a good deal – This is a perfect tear down or fixer upper. New homes south of the highway go for almost \$8million.

Charming Estate

The Goods – The listing describes it as a “magical ivy-covered residence...in East Hampton’s Georgica estate area.” Having been designed by Barnes and Coy Architects and built by Ben Krupinski, the 8-bedroom, 9,000sf house has superb bona fides while the 1.3 acre property sits above an adjacent meadow reserve. 36 Brian Patch Road, \$8,995,000. Listed by Diane Saatchi of Saunders & Associates.

Why it’s a good deal – The house built in 2002 cost more than the current asking price, not including purchase of the land.

Zen Inspired

The Goods – Sited on 2+ acres of beautifully landscaped grounds, the 4 bedroom, 3 bath house overlooks a state-of-the-art saline gunite 50’x20’ pool with spa and a year round tennis court. The double height living room is designed to bring the outdoors in. 1006 Head of Pond Road, Water Mill, \$2,950,000. Listed with Paul Brennan and Ronald White of Douglas Elliman.

Why it’s a good deal – This is a rare modernist design for under \$3 million. Featured in various European magazines, the home combines Zen-like simplicity with masterful design. Perfectly situated in the heart of Water Mill with ocean beaches, restaurants and shops only moments away.

Island Investment

The Goods – This beautifully renovated Shelter Island Heights Bed & Breakfast, located three blocks from Crescent Beach, boasts five en suite units (plus manager’s unit) with kingsize beds, flat screen TVs, decks or porches and garden with petanque court and life-size chess set. 31 West Neck Road, \$998,000. Listed by Gioia DiPaolo of Douglas Elliman.

Why it’s a good deal – It’s priced right for the moment, but as Shelter Island is getting hotter, it’s getting harder to find rentals — meaning there will be increasing demand for short term tenants.