

Hamptons homes on the market for less than \$1M

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Southampton home with pool and an expansive deck. (Town & Country Real Estate)

The odds of an average Joe owning a home in the tony Hamptons – something, say, under a million bucks – are surprisingly good. A recent search of homes for sale, for example, turned up a mansion-sized residence, an 1850s farmhouse and a quaint cottage all under that price. Several offered water views, beach rights, swimming pools and other perks normally associated with more lavish dwellings. Here are 10 such homes you can buy right now.

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Westhampton: \$985,000
This house at 9 Windwood Ct. is a three-bedroom, three-bath Contemporary on a 0.44-acre lot. "This home has a little old world and a little modern in it," said the listing agent, Gayle Osman Lopata, of Brown Harris Stevens Westhampton Real Estate. "It's very airy with light streaming through the windows that look out on a peaceful setting." The annual taxes are \$5,765. There is a large living room-dining room combination, three fireplaces and vaulted ceilings. The property includes three goldfish-filled ponds, a waterfall and a pool with surrounding deck.

Montauk: \$999,999
This house at 206 Greenwich St. is a four-bedroom, 2.5-bath modern home with cathedral ceilings and an attached garage. It is on 2 acres. "A lot of homes at this price point need work, but this is turnkey," said Kim Fagerland, who is co-listing the property with Cynthia Ibrahim at Douglas Elliman Real Estate. The annual taxes are \$6,100. The home has cathedral ceilings, a den and a living room with a fireplace. There are two master suites, one of which has a deck. It is located close to Lake Montauk and has a rooftop deck with panoramic views.

Shelter Island: \$448,000
This house at 28 Smith St. was built in 1858. It has three bedrooms and one bath. "This is an authentic farmhouse with things like bead boarding in the kitchen and quirky closets with windows," says the listing agent, Margaret Colligan of Daniel Gale Sotheby's International Realty. The annual taxes are \$1,070. There is an eat-in kitchen, formal dining room and screened-in front porch. The home has a handicap-access ramp leading to the front door.

Westhampton: \$689,000
This house at 12 Sandpiper Ct. is a two-bedroom, two-bath ranch on a 0.8-acre lot. The home overlooks a pond on the property. "You could learn to kayak on the pond before you go out into open water," said the listing agent, John Brady of Nest Seekers International. The annual taxes are \$5,225. There is a living room and dining room combination with a fireplace.

East Hampton: \$600,000
This house at 620 Stephen Hands Path is a two-story cottage with one bedroom and 1.5 baths on a 1.02-acre lot. "This is for someone who wants to show up for the weekend and not worry about maintenance," says the listing agent, John Brady of Nest Seekers International. "It's very quaint." The annual taxes are \$2,946. There is a living and dining room combination and a fireplace.

Remsenburg: \$999,000
This house at 2 Cedar Lane has five bedrooms and 3.5 bathrooms. It is located on a 0.09-acre lot. "It's a lot of house for the money," says the listing agent, Christopher Foglia of Norma Reynolds Sotheby's International Realty. "Not many homes in the Hamptons have a basement and a garage." The annual taxes are \$6,527. There is an eat-in kitchen, large living room, formal dining room, a den with fireplace and a full basement. The master bedroom suite has a balcony overlooking the backyard. There is an attached two-car garage, a patio and an in-ground pool surrounded by a deck.

East Hampton: \$975,000
This home at 1013 Springs Fireplace Rd. is a three-bedroom, two-bath cottage on a 0.34-acre lot. "This house has been

totally renovated into a beautiful summer home," says Hara Kang, who is co-listing the property with Justin Agnello and James Keogh with Douglas Elliman Real Estate. "You can bike ride on Gerard Drive, probably one of the most scenic spots in the Hamptons, and have Acabonac Bay on the right and Gardiners Bay on the left." The annual taxes are \$9,161. There is a living room-dining room combination, a fireplace, finished basement and a pool surrounded by a patio. The home comes with membership to a private beach association and is close to Acabonac Harbor.

Quogue: \$999,000
This house at 1 Midhampton Ct. is a five-bedroom, four-bath Postmodern home on a 1-acre lot. "This is a lot of house for the money," says listing agent David Turinsky of the Real Estate Store. The annual taxes are \$7,238. The house with a distinctive front door is on about an acre of property. There is an eat-in kitchen, formal dining room, living room, full basement and an attached five-car garage. It has master and junior master bedroom suites and two fireplaces.

Flanders: \$995,000
This house at 96 Pleasure Dr. is a three-bedroom, 4.5-bath custom-built farmhouse on a two-acre lot. "It has everything you could dream of, including Southampton Town beach access, plus the property backs up to Suffolk County parkland with nature and horse trails," says the listing agent, Kalen Raynor of Ponquogue Point Properties. The annual taxes are \$10,311. There is an open living room and dining room combination with a gas fireplace. There is a pond-shaped waterfall pool with pool house and a detached garage. The property is zoned for two horses.

Southampton: \$775,000
This house at 51 Kennedy Dr. in Southampton is a three-bedroom, two-bath Contemporary on 1.2 acres. "It has a great layout with large windows that let in a lot of Hamptons light," says the listing agent, Julia Crowley of Town & Country Real Estate. The annual taxes are \$2,565. There is an eat-in kitchen, a living room with a fireplace, a dining area, two guest rooms and a master en suite bedroom. There is a pool and expansive deck.