

## Westhampton: A Hamlet With Water Access and an Easy Commute to New York City

A stretch of shoreline with an abundance of natural beauty — and plenty of shops, too  
Laura House | January 21, 2017

The Hamptons may be known around the world as exclusive beach towns, but how do they differ from one another? Just in time for Hamptons buying busy season, we're taking a look at the towns you may want to know and what's available in each of them.

Up now: Westhampton

Like other parts of the Hamptons, Westhampton is popular with New Yorkers looking for second (or third or fourth) homes. But most alluring might be that it's a mere 90 minutes from the city, making it rather convenient, especially since summer Hamptons traffic can make trips to towns "further out" last many hours.



*A 15,000-square-foot beachside home in Quogue, currently on the market for \$8.99 million.  
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Settled in 1666, Westhampton is a hamlet that's part of the larger town of Southampton on the east end of Long Island's South Fork, and it sits just across the bay from Fire Island. Comprised of Westhampton, Westhampton Beach, Westhampton Beach Village and Westhampton Dunes, it's location west of the Shinnecok Canal means it's removed from the infamous bottleneck traffic that clogs neighboring towns as they stretch eastward.

Yet, with protected wetlands, beaches, and lush parks, including Bald Hill County Park and Long Island State Pine Barrens, it has abundant natural beauty that draws weekenders to this stretch of shoreline come summer.

"The Westhampton Beach area west of Shinnecock Canal has more waterfront dining than any other Hamptons towns, and easy access to the waterways (Atlantic Ocean, Moriches Bay and Shinnecock Bay) is the greatest attraction to the area," said Patrick Galway, a senior executive manager and broker at Town and Country Hamptons.

Some of the area's standout amenities: Restaurants such as Dockers Waterside, Stone Creek Inn, Starr Boggs and Quogue Club; private clubs like Westhampton Beach Country Club and Quogue Field Club; and beach and surf clubs.

These perks attract A-list homeowners including Michael J. Fox, Eli Manning, Susan Lucci and Anderson Cooper.

According to the third quarter 2016 report from Brown Harris Stevens, the median price in Westhampton was \$670,000 and \$465,000 in Westhampton Beach. In Westhampton Beach Village, the median price for homes was \$1 million while the median in Westhampton Dunes was more than double: \$2,040,000.

As for those whopping sales the Hamptons are famous for, Brown Harris Stevens sold this past year's record-high listing at 66 Seafield Lane, a nine-bedroom manse overlooking Quantuck Bay in Westhampton Beach. It was built by architect Henry Bacon (the designer of the Lincoln Memorial) in 1903 for coal baron William C. Atwater, and was sold for \$16.75 million.

If you're interested in moving to the neighborhood, or are a New Yorker who loves the idea of a shorter drive out East, consider the following properties for sale:

168 Dune Road / \$24.95 million: This custom-built 13,000, nine-bedroom oceanfront home was built in 2010, and includes a two-story entry. One particularly cool perk: A glass-front, temperature-controlled wine room accessible from the formal dining room. And if you must work while you're there, a wood-paneled office with wet bar and fireplace (there are four indoor and two outdoor, by the way) is as good a place as any to do it. The house comes with a full-sized tennis court, covered and uncovered patios, and a heated gunite pool and spa. There's also an outdoor kitchen, and a private walkway leading to the pristine ocean beach, past a verdant lawn.

285 Oneck Lane / \$10.5 million: Set on five acres, the ground floor alone has 8,000 square feet of space. Seven bedrooms ensure that there's plenty of room for guests—and when you have a house like this, you'll likely have lots of guests. In addition to a heated gunite pool, there's a tennis court, a year-round caretaker's home, a pool house and a gym. On a more practical side, there's an equipment building and emergency generators.

199 Dune Road / \$10.5 million: Here's a must-see for those with contemporary tastes. The five-bedroom, six-and-half-bath oceanfront house sits on 2.1 acres with 150 feet of ocean frontage. Floor-to-ceiling glass walls guarantee amazing light and views. A second floor master suite with easy access to a steam shower and indoor hot tub are found on one side of the house, with four additional en-suite guest bedrooms on the other. What's more: a personal boardwalk leading down to one of the most beautiful beaches in the area.

86 Dune Road / \$8.99 million: Built in 1990, this contemporary oceanfront house takes full advantage of the water views with walls of windows that let the natural light in. The 5,000-square-foot home has five bedrooms with renovated en-suite bathrooms, a professional grade kitchen, two fireplaces and plenty of space for guests. Outside, relax by the oceanside heated gunite pool and stroll the private walkway right to the white sandy beach.

24 Stacy Drive / \$4.995 million: This house, named Le Serenite, has water views from almost every room. The canal-front estate can be reached by a long, private driveway. It's truly a boating enthusiast's dream, with 150 feet of deepwater bulkheading and two docks, one for wakeboarding and a second that can hold a 40-foot boat. There are seven bedrooms, six-and-a-half bathrooms, a 50-foot saltwater pool, an adjacent octagonal spa, a tennis court and a large gazebo with a wet bar. The property also is minutes from Westhampton Beach Main Street and all its restaurants and shops.

72 Beach Lane / \$3.8 million: This three-story, eight-bedroom house built in 1895 is a classic estate set on 1.8 acres and bookended by Rogers Beach and Main Street in Westhampton Beach. It was completely renovated in 2007 with all modern updates, including a gourmet kitchen, but retains its original charm with five fireplaces, formal sitting and dining areas, and a library with custom shelving. There is also a heated gunite pool, and a one-bedroom guest house for added privacy.