

Hamptons houses that cost less than \$1 million

Michael Gavin | June 8, 2017

Hamptons living isn't strictly for the rich and famous. While Long Island's East End is known for having some of the country's most lavish and expensive houses, there are homes available at more affordable prices. Here are 10 Hamptons houses on the market for less than \$1 million.

SAG HARBOR: \$869,000

32 Poplar St. This beach cottage, with three bedrooms and two bathrooms, was renovated within the last year, says homeowner and listing agent Linda Batiancela of Town & Country Real Estate.

The open layout, with gray oak floors and vaulted ceilings, includes a living room with a stacked stone fireplace, a dining area and a kitchen with custom white cabinetry, quartz countertops, a center island and stainless steel appliances.



A screened-in porch off the kitchen overlooks the backyard, which has a brick patio. The 0.17-acre property, which includes a partial unfinished basement, is within walking distance of the beach. The taxes are \$3,759. *Linda Batiancela, Town and Country Real Estate, 516-729-8123*

WESTHAMPTON: \$985,000

26 Hollow Lane This Postmodern, with five bedrooms and 4 1/2 bathrooms, sits on a 1-acre property on a cul-de-sac. "It's the largest property in the development," says listing agent Chris Foglia of Daniel Gale Sotheby's International Realty. "It's a lot of house that someone can take advantage of." That includes a foyer that leads into a living room with a fireplace, an eat-in kitchen and a formal dining room.



Off the kitchen is a den that boasts a fireplace flanked by built-in shelving. The master suite — featuring two walk-in closets, a double closet, a sitting area and a bathroom — is on the second floor along with a junior suite, two additional bedrooms and a bathroom. Guest quarters, with a living area, bedroom and full bath, are situated on the third floor and include separate entrances. Sliding glass doors off the kitchen and den area open to the yard, which includes a heated free-form pool surrounded by a stone patio.

The 2002 home also comes with a covered front porch, attached three-car garage and unfinished basement. The taxes are \$8,767. *Chris Foglia, Daniel Gale Sotheby's International Realty, 631-831-2515*

EAST HAMPTON: \$804,900

36 Tyrone Dr. This Contemporary ranch, on a 0.46-acre property in Clearwater Beach community, offers three bedrooms and three full bathrooms. Built in the 1960s, the house was renovated within the last year, says listing agent Nola Baris of Halstead Property's Baris Team.

The house features an open layout with a granite kitchen with stainless steel appliances and porcelain wood-grain flooring, and a living room and bedrooms with hardwood floors. The master suite includes an en suite bathroom. Sliding glass doors off the dining room open to a deck that overlooks the half-acre property with a solar heated pool and pool house.



The home also includes a finished lower level with sliders that open to the deck. The community homeowners have access to a private beach and marina, Baris says. The taxes are \$6,768. *The Baris Team, Halstead Property, 631-566-1685*

QUOGUE: \$975,000

1 Midhampton Ct. This five-bedroom Postmodern, with four full bathrooms, sits on a 0.97-acre property that includes an attached five-car garage. The living room, with 17-foot ceilings, includes one of the home's two gas fireplaces. The granite kitchen, which flows into the dining room, boasts radiant heated floors and stainless steel appliances, including a six-burner stove, two ovens and a wine cooler.

The master suite, on the main level, features a gas fireplace, a wine cooler and a bathroom with heated floors. Three bedrooms, plus two bathrooms and a bonus room/office, are on the upper level.



The home, built in 2008, also has an unfinished basement. The taxes are \$8,003. *Michael Willmott, Hampton Estates Realty, 516-316-5474.*

MONTAUK: \$799,000

127 Second House Rd. From this beach house, which has two bedrooms and one bathroom, owners can walk to the ocean and to Fort Pond, says listing agent Mary Lappin Marmorowski of Douglas Elliman Real Estate.

The home, built in 1986, has hardwood floors throughout. The living room flows into the dining area and kitchen. Two bedrooms, both with built-in shelving, are on the upper level.



Situated on a .09-acre property, the house includes decking in the front and side and also boasts an outdoor shower. The taxes are \$4,629. *Mary Lappin Marmorowski, Douglas Elliman Real Estate, 631-433-4412*

BRIDGEHAMPTON: \$625,000

282 Bridgehampton-Sag Harbor Tpke. This two-bedroom, one-bathroom cottage is on a 0.77-acre lot. "The beauty of the property," says listing agent Linda Kouzoujian of Nest Seekers International, "is you can keep the existing cottage and put another house in the back. That's rare out here."

The home, with a covered front patio, includes a living room, eat-in kitchen and full basement. The property is less than a mile from both the Village of Bridgehampton and the train station.



The taxes are \$1,617. Linda Kouzoujian and Geoff Gifkins, Nest Seekers International, 516-901-1034, 516-429-6927

SOUTHAMPTON: \$769,000

6 Fern Rd. This ranch, on a 0.70-acre property in the Bay View Oaks community, features three bedrooms and two bathrooms. In the backyard is a heated free-form pool, with a beach entrance and a stone diving pad and surrounding stonework, and a pool house. The 1967 house, which listing agent Gene Stilwell of Town & Country Real Estate says has been gutted and renovated within the last three to four years, boasts a living room with a wood-burning fireplace and a wall of windows.



The open floor plan includes a kitchen with a skylight and dining room with hardwood floors. The house also boasts a finished lower level, an attached garage and a front deck. The property, in a beachfront community, is a block away from access to the beach and boat ramp, Stilwell says.

The taxes are \$3,200. Gene Stilwell and Sylvie Stewart, Town and Country Real Estate, 516-641-3755, 425-785-5260

SHELTER ISLAND: \$695,000

8 N. Midway Rd. This two-bedroom, one-bathroom cedar-shingle cottage sits on a one-acre parcel across from a preserved 68-acre horse farm. A covered front stoop on the 1925 house leads into the main level of the house, which has recently refinished hardwood floors.

Next to the living room is a kitchen with granite countertops, wood cabinetry and a walk-in pantry. Off the kitchen is a deck that overlooks the property. The lower level, with 10-foot ceilings and egress windows, allows for easy expansion, says listing agent Penelope Moore of Saunders & Associates.



The taxes are \$3,265. Penelope Moore, Saunders & Associates, 917-208-5519

EAST QUOGUE: \$759,000

1 Beechnut Court. This ranch, with three bedrooms and two bathrooms, is roughly a half-mile from a semiprivate bay beach club and about six miles from the ocean beaches along Dune Road. The open floor plan includes a living room-dining room combination with dual sets of sliding glass doors that open to the backyard, which boasts an in-ground heated saltwater pool and a stone patio.

The galley kitchen features granite countertops, stainless steel appliances and a windowed breakfast nook. One of the house's two full bathrooms is in the master bedroom.



The 0.54-acre property, on a cul-de-sac, includes a finished basement and an attached one-car garage. The taxes are \$7,806. Ashley Farrell, The Corcoran Group, 631-896-1592