

South Fork Dream Home: Southern Charm And Sunsets In Southampton

Lana Bortolot | April 19, 2023



A little bit of Tara, a little bit of traditional colonial, this six-bedroom, 6.5-bathroom house perched on a knoll near the water offers a comfortable family hangout either for beach retreats or year-round living.

Bert Meem, the Town & Country Real Estate listing agent and owner of the property for 23 years calls it a “Savannah house in the north.”

Located in Southampton’s Heady Creek Park estate section, 121 Lee Avenue has a “friendly, neighborly vibe,” Meem says. Building the home in 1999, he says, “We were pioneers at the time. I hardly knew where Lee Avenue was and now it’s built out with expensive homes.” Despite its reputation for attracting affluence, Meem says the street is “a relaxed part of the estate section.”

Sitting on nearly an acre, the 5,000-square-foot stucco home is traditionally landscaped with pachysandra ground cover edging the lawn, a simple cedar privacy fence and mature leafy hardwoods. The 14 x 38-foot pool is heated and Meem says he uses it eight months of



the year. Close to the house, he says, "It's a California pool next to the Florida room." With its proximity to the kitchen, it's also the main outdoor dining and entertainment area, with a natural gas direct hook up so grill masters need not fuss with propane tank refills.



At 224 square feet, the traditionally styled kitchen offers plenty of work and eat-in dining space at the large center island. The top-line appliances include a Sub-Zero refrigerator and Thermador gas range. The custom cabinets are wood, topped off with Corian quartz countertops and

the travertine floor tile is consistent with other tiling throughout the house. Bonus is the 5 x 6 walk-in pantry and half bath tucked behind the fridge.



Adjacent to the kitchen are the 218-square-foot traditional dining room with hardwood floors and windows on two sides, and the 158-square-foot sunroom.

After entering the center front hallway, the 378-square-foot living room features a

wall of multi-paned windows and doors leading to the backyard, custom built-in bookshelves, wet bar and a wood-burning fireplace. Transoms over all the windows let in additional light. Just off the living room is a 250-square-foot family room with grass-cloth wallpaper and wall to wall carpeting. Adjacent, though not connecting, is a 170-square-foot ensuite bedroom with two closets. A renovation could adjoin the two rooms to make a primary or “mother-in-law suite.”

On the second floor, each of the four bedrooms has an ensuite bathroom. The primary room features a bathroom and walk-in closet of nearly equal size—about 130 square feet—a wood-burning fireplace and balcony overlooking the



back lawn and offering a vantage point for enjoying sundowner cocktails.

Accessed by a staircase, the attic is finished, suitable as a home office or recreation room. The lower level, also finished, features the home's main rec room (400 square feet) with a home theater and pool table; two large storage closets and an adjacent 200-plus-square-foot storage room; and 130-square-foot ensuite bedroom. The large laundry room features a counter and utility sink.

On the grounds, a graveled driveway leads to the house, marked by gateposts. The two-car garage is finished with a tile floor: The current owner uses part of it as a home gym.



The home offers access to Heddy Creek via a private wooden catwalk to a spot Meem says is “probably the last sunset view from the estate section.” The view from the dock is broad, he says, and an irresistible spot to catch the colors at sundown (when not on the primary suite deck, that is).

Other water access is to Shinnecock Bay less than 3 miles away, Coopers Beach and Halsey Neck Beach, less than two miles away. Dining in the village is about 1.5 miles away. Otherwise, Meem says there are a few solid options nearby in the hamlet of Water Mill.

“You’re really very conveniently positioned,” Meem says, noting transit options such as the Hampton Jitney bus and the Long Island Railroad. In off-commuting hours, he says it’s about 90 minutes by car from Midtown.

Nearby attractions include the Parrish Art Museum, Shinnecock park lands and cemetery honoring the Shinnecock Nation, Ma’s House & BIPOC Art Studio, the Ruth Wales Dupont Sanctuary and the Shinnecock Hills Southampton golf clubs.

121 Lee Avenue is listing for \$4,950,000 and the details can be seen [here](#).