

# COASTAL LUXURY, CASUAL STYLE

SET AGAINST SPECTACULAR OCEAN VIEWS  
OFFERING APPEAL BEYOND COMPARE

BY: GINA SAMAROTTO





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This is one of those homes that is possessed of a certain, singular charm. Set in the infinitely alluring village of Southampton against sweeping views and with room to roam, the house and its property exudes warmth and gracious elegance. It's the kind of comely, intimate appeal that only comes through years of Fourth of July weekends, birthdays and anniversaries, holidays and gatherings. Built in 2003 on the grounds of what was once a part of the Murray/McDonnell compound, the house is relatively young, yet seems to have a deeply rooted sense of place and belonging perched against an impossibly mesmerizing – and notably rare – Atlantic Ocean backdrop.

“A home and a very special property within a very special enclave, is what this place is,” says Tim Davis of the Corcoran Group. Despite being a lifelong Hamptons resident and a career spent showcasing some of the most magnificent properties in the area, Davis’s delight at finding a residence that truly has a certain charm – a distinguishable *je ne sais quoi*, as it were – never grows old. “This home is on a little more than four and a half acres,” Davis continues. It faces the ocean, rather than the bay – which in itself is notable. But what is just breathtaking is how much oceanfront the property has.” Indeed, the expanse of inviting oceanfront beach stretches for nearly five hundred feet – a rare and coveted attribute in an area where the ocean is the undisputed star of the show.

In addition to show stopping ocean views, the residence also boasts views provided by an additional two hundred and thirty eight feet of waterfront, courtesy of the adjacent Wickapogue Pond. The result is a setting nearly surrounded by water and where the undulating ocean, the sky and the wind create an ever-changing kaleidoscope of color and activity... all provided by Mother Nature and all steps from the home’s doorstep.





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Stunning views aside, the property is rife with attributes enviable in their own right. Designed by Francis Fleetwood, the structure is wrapped in wooden shingles – an aesthetic element the Chilean born architect is well known for. A large, custom swimming pool and sunken north/south Har-Tru tennis court were artfully placed within the landscape to offer convenience without compromise to the unobstructed views beyond. Within the home, there is an elevator servicing three floors, gas fueled heating system and central air – as well as a generator to provide secondary power.

“The house is of a good size, yet is extremely livable,” Davis says. “There’s a practicality about the home and one of the main reasons for that is the location of the master suite on the first floor. That placement allows the homeowners to enjoy everything the main living spaces offers without the need to venture from the main floor.” In addition to the master, which in itself comprises 1,500sf of the home’s 6,700sf and boasts lovely amenities including the his and her bathrooms, an office/sitting room and a spectacular oceanfront porch from which to enjoy morning espresso or evening cocktails; the first floor also offers a grand entry foyer, a living room replete with a bar and marble fireplace, a library/media room with fireplace, a large kitchen offering a spacious island as well as a Thermador six burner stove, two SubZero refrigerators, ample wine storage and a butler’s pantry. The first floor also has a gym, powder room, the pool bath and an oceanfront covered porch – all the better to drink in the water views visible from nearly every room. On the second level, six additional bedroom suites, including one that is best described as a second master, are ready to welcome guests and house staff while on the lower level, an additional family room as well as the staff sitting room can be found.

While the Hamptons is well known for glittering parties and events, it’s important to note that part of the lure of this area is how it welcomes you – one needn’t be part of any social scene to feel at home here, one is permitted to simply “be”. “The high profile residents, the events, the parties, the casual glamour of the Hamptons certainly all adds to its overall popularity,” explains Davis. “But that facet alone doesn’t define the Hamptons. What really defines the communities here is its sustained charm

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of the Hamptons combined with its forward motion. We're really just beginning to discover where the area can go. The Hamptons isn't just about wealth or a social scene; it's about the beaches and the family-friendly lifestyle, it's about the spectacular natural beauty, it's about the art and cultural scene we've embraced here and it's about how all of those elements combined to create a lifestyle that is so distinctive and appealing. As a location, the Hamptons sells itself. The majority of clients looking for homes here have already, conclusively decided that the Hamptons is where they want to be – the only thing left is do is find the home that speaks to them.”

For the investment savvy, the Hamptons is a location that stands impressively strong – a stark contrast to the often precarious real

estate markets found across other parts of the United States and around the world. According to Davis, real estate in the Hamptons experiences record sales in 2014 and is expected to perform equally well this year. The demand for not only homes in the Hamptons, but the lifestyle that is offered throughout her idyllic communities, remains strong and steady. The resulting flow of supply and demand is being met, and being met in a way that has sellers and buyers each coming away from the closing table feeling as if they've made the smarter deal.

This home is currently being offered for sale by Tim Davis of The Corcoran Group. For further information or to arrange a private showing of the property, please contact Tim Davis at 631-702-9211 / 516-356-5736 / [tgDavis@corcoran.com](mailto:tgDavis@corcoran.com)

