

LIVING WITH STYLE

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Hamptons Cottages and Gardens

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DEEDS & DON'TS

The Inside Scoop on East End Real Estate | BY MONICA MICHAEL WILLIS



A Turnkey Takeover

ACCORDING TO MANY HAMPTONS REALTORS, LUXURY HOUSE hunters are losing interest in rehabilitating dated kitchens, fixing rattling pipes, and taming neglected gardens. Instead, these deep-pocketed spenders are opting for maintenance-free, move-in ready properties that don't require improvements or even minor repairs. "Today's high-end home buyers are gravitating toward turnkey homes," says Dana Trotter, managing partner at The Agency. "These clients are focused on finding spaces where they can create lasting memories with family and friends, not tackling a renovation project." These turnkey estates run the gamut from newly constructed compounds with bespoke finishes and trendy amenities, such as infrared saunas and EV charging stations, to classic Hamptons homes being sold lock, stock, and barrel, complete with all of their furnishings. Read on for four exciting listings, including a fully furnished property in Water Mill with a vintage 1971 Land Rover Series thrown in to sweeten the pot.

PRIVATE OASIS

Nestled on a little over an acre in the heart of Water Mill, this turnkey estate, at 39 Old Country Road, delivers a full Hamptons lifestyle—with zero lift required. Move-in ready, the fully furnished six-bedroom, six-bath family home is priced at \$6.5 million and spans 7,000-square-feet on three levels. The home's entire contents, including all of the designer-owner's bright, beachy furnishings will be included, plus the seller is throwing in a fabulous bonus—the keys to a rare vintage 1971 Land Rover Series, quite possibly one of the coolest beach cruisers on the East End. Sunny with a great open-concept floor plan, the Shingle-style residence features a bunk room with comfy bed nooks for weekends guests (or a gaggle of kids), a breezy covered porch for sundowners, a 44-foot heated gunite pool, a Har-Tru tennis court, and a media/game room. There's also an attached two-car garage. Adam Hofer of Douglas Elliman holds the listing; (631) 236-8659.

IN LIVING COLOR

A past winner of a *Hamptons Cottages & Gardens* Design Award, this luxurious gated compound at 165 Soundview Drive is being offered turnkey, no agonizing over paint colors, furniture, or landscaping required. Manhattan interior designer Ghislaine Vinas infused the 5,800-square-foot residence with an upbeat palette of beachy blues and vibrant greens and clean-lined modern furnishings, statement art, and unique lighting—all included in the \$7.995 million asking price. Perched on a 1.3-acre bluff overlooking Block Island Sound, the six-bedroom, 10-bath home is anchored by a spacious second-floor great room with fireplace that opens onto a minimalist, all-white kitchen with a granite island and French doors that open to a deck and rotunda overlooking Block Island Sound. An office, media room, wine cellar, and staff quarters with a full bath can be found downstairs. Designed by landscape architect Chris LaGuardia, the beautiful grounds include a heated saltwater pool with a sandstone deck, a fireplace seating area, and a modernist pool house with a media lounge, indoor-outdoor living and dining areas, outdoor chef's kitchen, and a bar. Yorgos Tsibiridis of Compass has the listing; (646) 270-4544.





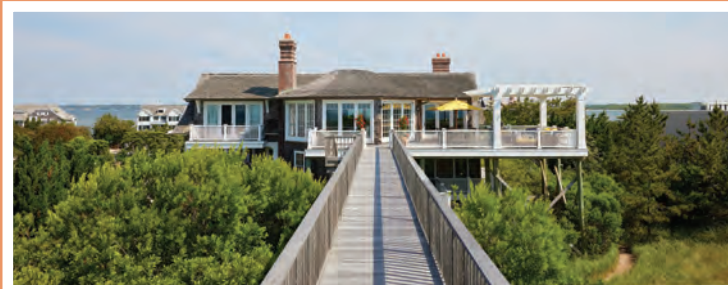
IN THE DETAILS

Bordering 200 acres of protected woodland in Amagansett's exclusive Bell Estate, this two-acre, turnkey compound was constructed by acclaimed local builder Larry Kane, who's known for his luxe finishes, sumptuous millwork, and show-stopping design moments, like the 10,000-square-foot home's oversized pivot door and glass staircase. On the first floor, a custom Henrybuilt kitchen with an adjoining

prep space and butler's pantry flows into the 12-seat dining room and cozy family room with fireplace and sliding doors that open onto one of the residence's many marble patios. A private outdoor space, large walk-in closet, and sybaritic bath with a freestanding soaking tub and his-and-her glass rain showers distinguish the spaike primary. Upstairs find four ensuite bedrooms, two of which have large private balconies. A separate staircase leads to guest quarters with

a mini-fridge, laundry, and private entrance. There's more to love on the terraced grounds, including a lap pool and a shallow lounge pool, an outdoor grilling kitchen, and various patios that connect the indoor and outdoor spaces. Additional amenities include a wine cellar, media room, full gym, and spa area with steam shower and sauna. Dana Trotter at The Agency holds the 39 Timber Trail listing, priced at \$11.75 million; (631) 379-3236.

THIS ISSUE'S BIG DEAL



Nothing short of magnificent, this turnkey beauty sits on 2.6 private acres with 125 feet of Atlantic frontage. Designed by the late East End architect Francis Fleetwood, the Shingle-style estate includes deeded access to Southampton's pristine beaches and a private boardwalk that leads straight to the sand. Listed at \$55 million, the move-in ready residence was completely renovated in 2016. In addition to herringbone floors, antique lighting, and an elevator servicing all levels, the house includes expansive floor-to-ceiling windows and glass doors that offer sweeping panoramas of the ocean and Shinnecock Bay. The primary suite—one of eight bedrooms—boasts a terrace, sitting area, and spa bath with soaking tub and steam-and-rain shower. Visitors can choose from four breezy, ensuite guest rooms, all of which open onto a wraparound deck that connects the home's outdoor living and dining areas. Grand entertaining spaces include a formal dining room, a custom kitchen with Sub-Zero fridges, and an octagonal living room with a fireplace and trifold doors that open to ocean breezes. Surrounded by lush privacy hedges, the grounds include a Har-Tru tennis court and a heated 40-foot pool with sundeck. To tour 1370 Meadow Lane, contact Bespoke Real Estate at (631) 500-9030.



39 TIMBER TRAIL: COURTESY OF THE AGENCY HAMPTONS; 1370 MEADOW LANE: COURTESY BESPOKE REAL ESTATE