



VIEW FROM THE TOP

The best room in a Hamptons house? It's up on the roof

ROOF terraces — sky-high escapes where visitors can gather outdoors to soak in panoramic views — typically crown luxury buildings across New York City. But these airy retreats are also must-have features atop tony East End estates, and they're making a splash this sales season.

"Today's buyer wants to be outside — in addition to the pool, they want other areas [in which to congregate]," says Judi Desiderio, CEO of Town & Country Real Estate. Her firm represents an \$11.65 million Amagansett listing at **242 Marine Blvd.** — a five-bedroom modern beach property designed by Stelle Lomont Rouhani — that's capped by an 800-square-foot roof deck. This alfresco space looks out on 360-degree views and the Atlantic Ocean.

The \$22.95 million listing at **40 Dune Road** in Bridgehampton is a bigger splurge. This five-bedroom, approximately 4,500-square-foot expanse — available through Sotheby's International Realty and Douglas Elliman — also offers a spacious roof deck with full views looking out to Mecox Bay and the Atlantic.

Not all roof terraces cost eight figures. For a comparatively modest \$4.95 million, a 6,000-square-foot modern-style Water Mill North property at **695 Little Noyac Path** — listed with Douglas Elliman — boasts its own 800-square-foot roof-level roost that looks over treetops to nearby Peconic Bay.

Other terraces are built for activity. At the \$39.5 million **9 Olde Towne Lane** in Southampton village — an expansive 15,500-square-foot listing shared between Sotheby's, Elliman and Corcoran — a roof hideaway includes a putting green, plus views of the village and the ocean.

"If you design it right, it can be a wonderful space," says Corcoran's Gary DePersia, one of the brokers marketing this Southampton home.

ABOVE: The roof of 9 Olde Towne Lane in Southampton boasts its own putting green.

RIGHT: This five-bedroom Amagansett property at 242 Marine Blvd. includes an 800-square-foot roof deck with Atlantic Ocean views.



OVER-THE-TOP SPEC HOMES

Home theaters, infinity pools, sliding glass walls — if they build it big enough, developers are hoping buyers will come

THE East End has long been known for its collection of traditional shingle-style homes. But an ongoing desire for brand-new properties continues to fuel the planning and development of "spec homes" — dwellings that give prospective buyers the ease of turn-key living and over-the-top inclusions.



ANDRE KIKOSKI

A number of them boast ultra-modern aesthetics. One, a 2016-built dwelling at **289 Parsonage Lane** in Sagaponack, measures 11,665 square feet across three levels. This GRADE New York-designed expanse boasts walls of glass, luxe stone and red cedar touches. Priced at \$21.95 million and exclusively co-represented by Sotheby's International Realty and Bespoke Real Estate, it features additional amenities, including a theater, a pool house with an outdoor kitchen and a zero-edge heated pool.

"[Buyers] can walk into a home and instantly start to enjoy their experience," says Cody Vichinsky, co-founder of Bespoke.

Vichinsky's brokerage now represents 11 spec-home sale listings across the Hamptons. One of them, a \$44.9 million property at **97 Mid Ocean Drive** in Bridgehampton, designed by Andre Kikoski, touts contemporary touches, like glass-encased stairs, sliding glass walls on the second level that overlook the ocean and an open-concept layout. Not yet constructed, this residence also

advertises 10,000 square feet of interior space and 12,000 exterior square feet — the latter of which includes a striking infinity-edge pool.

Some spec homes marry traditional and new elegance. For instance, Brown Harris Stevens has an \$11.95 million listing at **70 Matthews Lane** in Bridgehampton, where classic cathedral ceilings mix with walls of windows and a 16-seat theater.

Similarly, a forthcoming East Hampton compound at **15 Wireless Road** also features a time-honored look (think: white siding and shingled roofing) paired with tall glass exposures. Newly completed, this property — whose main and guest homes total 7,200 square feet — will be listed for \$5.99 million with Douglas Elliman. According to its developer, MAP Development's Andrew Anderson, the aesthetic takes cues from the house's location on the edge of East Hampton Village.

"You want to fit into the context of the neighborhood, but you want to stand out slightly," he says.



TOP: The ultra-modern 289 Parsonage Lane, in Sagaponack, was built on spec and is listed for \$21.95 million.

ABOVE: This yet-to-be-built spec home in Bridgehampton promises 10,000 square feet of interiors, along with sprawling grounds and an infinity pool — it's listed for a whopping \$44.9 million.

PHOTOS BY MARK COCKSEDGE, KIM SARGENT, LIZ GLASGOW, COURTESY OF BESPOKE REAL ESTATE AND ANDRE KIKOSKI, AIA, KITCHEN SINK STUDIOS, DOUGLAS ELLIMAN.



ALPINE, NEW JERSEY

"Chateau De La Roche" is one of the finest new construction homes available in the Tri-State region. Built to the highest level of construction specifications, this steel, limestone, and slate estate totals 25,700 square feet of unparalleled symmetry, elegance, and grandeur. Perched above Rio Vista Drive on a flat specimen planted 2 acre lot, the gated property features over \$1.5 million landscaped grounds including a circular court yard driveway, resistance current pool, spa, pool house, fire pit, gazebo, and an enormous out door kitchen loggia adjacent to the pool house structure. All of the main reception rooms are banquet sized. The chef's kitchen is second to none. And the entire house is automated by the latest 2017 Crestron system, where every facet of the house can be controlled anywhere in the world by an iPhone (hvac, lights, cameras, music, security). Full house generator, elevator to all levels. Built for the buyer who wants "the best". All furnishings included!

\$25,000,000

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