

BEHIND THE HEDGES

HAMPTONS REAL ESTATE & LIFESTYLE...STEP INSIDE

Hamptons Continue to See Big Numbers

story by *Taylor K. Vecsey*

There has been big activity on the ultra-high-end of the market in recent months. *Behind The Hedges* has reported in Dan's Papers almost weekly about properties selling for \$45 million and up over the last few months, though they haven't quite touched the priciest deal in the Hamptons so far — \$84.5 million for a Lily Pond Lane estate in East Hampton that had belonged to Ron Perelman.

On Southampton Village's Billionaires Row, Meadow Lane, two properties that once belonged to billionaire media executive Robert F.X. Sillerman, have found buyers. One property, which sold in 2020 for \$36 million, sold again this year for \$48 million, and a neighboring property, last asking \$44.95 million, is under contract.

Harald Grant of Sotheby's International Realty brokered the deal for 116 Meadow Lane, which, according to Suffolk County deed transfers, closed on June 17, 2022. Meanwhile, Grant and Hedgerow Exclusive Properties have a co-exclusive on the property at 1080 Meadow Lane, which is poised to close soon.



As seen in 2020, the property at 1080 and 1100 Meadow Lane, were together last asking \$78 million. *Richard Taverna for Sotheby's International Realty*



The home at 144 Edge of Woods Road sold for \$6 million on June 28. *Courtesy of Douglas Elliman Realty*



A unique East Hampton property traded for \$7.2 million in May. *Courtesy of Brown Harris Stevens*

Also of note, a nearly five-acre pond-front compound in Bridgehampton sold quietly in late July for approximately \$45 million in an off-market transaction. It marked the most expensive single trade on Sagaponack Pond in Hamptons' history, according to an Instagram post on Hedgerow Exclusive Properties, which brokered the deal for the Meadowlark Lane property with Christopher Covert of Compass.

Looking at some other price points, a custom-built, traditional-style home at 133 Further Lane in East Hampton sold and closed for \$16.7 million on August 5. Susan Breitenbach of The Corcoran Group represented both the seller and buyer in the transaction. The last asking price was \$17.8 million.

The 9,000-square-foot residence, designed by architect Larry Randolph and with interiors by John Barman, sits on two well-landscaped acres by the Water Mill-based LaGuardia Design.

Also in East Hampton, a unique estate with three houses that had been on the market for over a year officially traded for \$7.2 million on May 12. Known as Craigmoor, the listings at 141, 143 and 145 Accabonac Road had been asking \$8.5 million.



The 9,000-square-foot home at 113 Further Lane sold for \$16.7 million on August 5. *Courtesy of The Corcoran Group*

Brown Harris Stevens agents William "JR" Kuneth and Edward Brody represented the property, located within a mile of the famed Hook Mill in East Hampton Village, but hidden from the crowded village roads.

The one-and-a-half-acre property is comprised of a main residence, a carriage house and a guest cottage — all classic stucco architecture with slate roofs, any one of which is a fine home in its own right. Collectively, they offer a total of 4,476 square feet of interior space, eight bedrooms, seven full and three half-baths, tied together by gardens configured by Craig Socia, the seller who is a sought-after landscape designer.

Over in Southampton, a Colonial home at 144 Edge of Woods Road, originally built in 1920 traded for \$6 million. The 9,500-square-foot home was renovated to bring it into the 21st century, and there is also a garage house and a guest house on the 2.7-acre property, which features landscaped grounds and a pool.

Michaela Keszler and Madeline Hult Elghanayan represented the seller, while Christina Galesi of Sotheby's International Realty represented the buyer, who closed on June 28. The last ask was \$6.49 million.



The approximately five-acre property on Sagaponack Pond sold for a reported \$45 million.