

2020 — TOP TEN SALES

A lot can change in a year. The No. 2 most expensive Hamptons home sale of 2019 wouldn't have made the top 10 in 2020, and the entry price for the list shot up from \$22 million to nearly \$34 million. The biggest sale of the year set a new all-time Hamptons record with its sales price, and the No. 10 sale set a record of its own — the most ever paid for a Hamptons property with no waterfront. The buzzing activity on the ultra-high-end helped drive the total sales volume in 2020 above \$6.3 billion, a number that may continue to grow by hundreds of millions of dollars as more sales are recorded with the county. The previous peak, in 2014, was only \$4.6 billion. The top 10 list, courtesy of The Real Estate Report Inc., ranks sales of individual parcels based on the date the deals closed. If late-recorded sales break into the 2020 top 10, this list will be updated at 27east.com.

1 650 MEADOW LANE, SOUTHAMPTON - \$84,445,726

Calvin Klein's oceanfront estate fetched the highest price ever paid for a single parcel on the South Fork — and the deal closed back before the pandemic led to a flurry of homebuying. Mr. Klein had purchased 650 Meadow Lane in 2003 for \$28.9 million and six years later razed the castle-like mansion that stood there after receiving approval to build a new sleek, white, modern residence with 13,000 square feet of floor area above ground spread across three buildings attached underground. The Wall Street Journal reported in February 2020 that billionaire Ken Griffin, the majority owner of the hedge fund Citadel, was in contract to buy the property. However, this month Town & Country Real Estate said record industry executive David Geffen sold his Jack Warner Estate in Beverly Hills to Amazon CEO Jeff Bezos for \$165 million and used some of the proceeds to purchase 650 Meadow Lane. The property was not publicly listed for sale, and no one has come forward to take credit for an off-market listing.

2 15 WEST DUNE LANE, EAST HAMPTON - \$61,000,000

An East Hampton estate listed just before Labor Day for \$75 million quickly found a buyer, and the deal closed on October 1 for \$67 million. Located at 12 and 15 West Dune Lane, the estate is two parcels totaling 3.4 acres that border the Maldstone Club west course. No. 15 is on the oceanfront and includes an 8,500-square-foot home designed by architect Robert A.M. Stern and a waterside pool, while No. 12, on the north side of West Dune Lane, has a 6,000-square-foot "guest house" and its own pool. The deal was broken into two parts, with the 2.5-acre oceanfront property for \$61 million and the second property for \$6 million. Compass's Ed Petrie had the listing.

3 187 DUNE ROAD, BRIDGEHAMPTON - \$50,150,000

Sold in an off-market transaction that closed in December, this 1.5-acre property fronts the ocean and has bay views to the north. The residence was built in 2008, but renovated and expanded following a fire in 2014. Recent photos show that the original shingle style has been replaced with a white modern look. The buyer's identity is shielded behind a limited liability company as GR Dune Realty Holdings LLC. However, Page Six reported the new owner is e-commerce retailer Michael Rubin. Douglas Elliman's Erica Grossman represented the sellers.



1050 Meadow Lane, Southampton Village.

RICHARD TAVERNA FOR SOTHEBY'S INTERNATIONAL REALTY

4 1050 MEADOW LANE, SOUTHAMPTON - \$40,910,000

This property is 3.4 acres with 535 feet of oceanfront, and the residence has unobstructed views of both the Atlantic Ocean and Shinnecock Bay. Ben Krupinski Builder completed the house in 2003 and returned over the years for renovations. The white-stained shingled residence has expansive decks that are level with a heated granite pool with spa, and there are additional terraces and patios. The interior design is by West Village-based Steven Gambrel. Gathering spaces that open to the ocean-facing deck include a great room, a formal dining room, and a family room, each with a fireplace. There are three levels, all served by a central elevator. The upstairs landing has a deck and service bar and leads to the master suite with a fireplace, a private deck, walk-in closets and a marble bathroom. The lower level has a media/recreation room, a gym, three full bathrooms, a wine cellar, a wet bar that services a covered terrace, and access to the connected two-car garage. The house is 5,435 square feet above grade — about 9,000 square feet including the lower level — and, in all, has six bedrooms and 9.5 bathrooms. The estate also offers a dock and mooring. Harald Grant of Sotheby's was on both sides of the deal, which closed in January 2020.

5 1400 MEADOW LANE, SOUTHAMPTON - \$39,500,000

Completed in 2019, this 10,927-square-foot ultramodern oceanfront residence on 3 acres has nine bedrooms and 13 baths, and comes with pool and tennis. The build is the result of a collaboration among Reinaldo Borges, an internationally renowned architect headquartered in Miami, McDonough & Conroy Architects, based in Bridgehampton, and Paolino Development. The sale closed in December 2020. Saunders & Associates had the listing.

6 32 WINDMILL LANE, EAST HAMPTON - \$37,000,000

Located at the end of a private road off Further Lane, 32 Windmill Lane was marketed together with 26 Windmill Lane as a 6.7-acre compound. The latter address sold for \$8 million. The parcel at 32 Windmill Lane is the larger of the two: 5.4 acres with a private path to 300 feet of ocean beach. The property comes with a 5,500-square-foot residence, and the listing noted that zoning allows for a 12,477-square-foot residence with additional square footage in a full finished lower level. It also has rights intact for an oceanfront swimming pool and a north-south tennis court. The listing was a co-exclusive of Douglas Elliman brokers Paul Brennan and Martha Gundersen, and Valerie Smith and Frank Newbold of Sotheby's. The buyer was brought to the deal by Gary Depersia of Corcoran.

7 1116 MEADOW LANE, SOUTHAMPTON - \$36,000,000

Sold at the end of August 2020, the residence on 3.65 acres offers 12,800 square feet of interior living space. Built in 2010, it has eight bedrooms, nine full bathrooms and four half-baths. The lower level includes a fitness room and a home theater. The property has 200 feet of ocean frontage, a 35-foot-by-15-foot pool, and unobstructed bay views on the north side. Associate broker Harald Grant of Sotheby's International Realty was on both sides of the deal.