

# 2023 — TOP TEN SALES

## 1. 700 MEADOW LANE, SOUTHAMPTON \$112.5M

The final sales price on this 8-acre estate explains why Meadow Lane has earned the nickname “Billionaires’ Lane.” Still, the final sales price is a 35.7 percent discount off the original \$175 million asking price in 2021. This property includes more than 500 feet of oceanfront and a private boardwalk to the ocean as well as a deepwater dock on Shinnecock Bay. The modern Tudor-style residence, dubbed “Milestone,” is 15,521 square feet, with 11 bedrooms, 12 full bathrooms and four half-baths and is complemented by an attached caretaker’s cottage. The estate also offers a 70-foot heated gunite pool, a five-car garage, a circular motorcourt, multiple outdoor entertaining spaces and courts for basketball and tennis. The asking price had been reduced to \$135 million before finding a buyer. The seller was former advertising executive Marcia Riklis, according to The Real Deal. Bespoke had the listing. Michael Koeneke of Compass brought the buyer.

## 2. 32 WINDMILL LANE, EAST HAMPTON \$77.775M

This property sold in tandem with 26 Windmill Lane for \$91.5 million. In 2020, the 6.7-acre 26 & 32 Windmill Lane compound off Further Lane sold for \$45 million. It offers 300 feet of oceanfront, a gated entry, a main residence by Zwirko & Ortmann and a guest house. A 2020 listing noted the property can yield a 12,500-square-foot residence oceanside and a 6,000-square-foot guest house. The Real Deal reported that the seller was developer Peter Fine.

## 3. 121 FURTHER LANE, EAST HAMPTON \$52M

This address with an eight-bedroom residence is better known as Lasata, where First Lady Jackie Kennedy Onassis summered in her childhood. It sold for \$24 million back in 2018, when it was the fourth biggest sale in the Hamptons. Constructed in 1917 and designed by renowned architect Arthur C. Jackson, the property spans 7.15 acres and is adorned with century-old linden, London planes, cork, and American elm trees, according to the Compass listing, which states that Lasata was meticulously restored in 2007 and again in 2019. It comes with a two-bedroom guest house, a tennis court, a three-car garage with a workshop, and a swimming pool with a pool house. It had been listed by Charles Forsman, Ed Petrie and James Petrie at Compass for \$55 million.

## 4. 442 FURTHER LANE, AMAGANSETT \$51M

In late 2021, Peloton co-founder John Foley bought this oceanfront estate near Indian Wells Beach for \$55 million, which was \$2.5 million over its last asking price. It had been on the market for less than 30 days before going into contract. By spring of 2022, he was shopping it around for sale, the New York Post reported at the time, and it sold this past May at a \$4 million loss for Foley. The four-acre property backs up to 400 feet of oceanfront and is “designed to harness the land to its full potential,” the 2021 listing stated. It is a custom home by the late architect Francis Fleetwood — who was known for his traditional cedar shingle-style builds across the East End — and sprawls across 6,100 square feet with five bedrooms and five bathrooms, capturing natural light and ocean views through large-paned windows throughout. Hedgerow Exclusive Properties and Catherine Juracich of Corcoran facilitated the deal.

## 5. 201 LILY POND LANE, EAST HAMPTON \$45M

This 2.7-acre property with 400 feet of oceanfront was offered for the first time in 75 years, according to the Compass listing. The Spanish colonial-style eight-bedroom residence was built in 1925 and named Cima del Mundo (Top of the World). It underwent a renovation in 1994 by William Hodgins and has protected views across Lily Pond. The property also boasts the only ha-ha wall, or sunk fence, in East Hampton. The residence has an entry foyer with tile work and a curved stairway, a large eat-in kitchen, five fireplaces, a study, a double-height living room and a 3.5-car garage. The estate also features a pool house and outdoor amenities that include an oceanside pool, extensive terraces and a second-floor deck with sunset views over Lily Pond. Ed Petrie of Compass had the listing.

## 6. 298 FURTHER LANE, EAST HAMPTON \$40M

In another apparent off-market deal, owner Henry Druker sold this shingled traditional with a pool on 1.9 acres. According to an old listing, the home was built in 1997 and is 6,500 square feet with five bedrooms and six and half bathrooms.

## 7. 51 WEST END ROAD, EAST HAMPTON \$35M

Art and antique dealers Lloyd and Barbara Macklowe sold this oceanfront estate with a last asking price of \$39.5 million. The list price was \$60 million back in 2021. The Wall Street Journal reported that the new owner is Hard Rock Cafe co-founder Peter Morton. The property is 1.5 acres with about 170 feet of ocean frontage and a “sprawling” oceanside yard and pool, according to the Douglas Elliman listing. Originally built in 1926 by Maidstone Club architect Roger Bullard and known as the Ellery S. James House, the 6,100-square-foot residence offers water views of both the Atlantic Ocean and Georgica Pond and is accompanied by a separate and architecturally distinct 815-square-foot three-car garage. **Ben Krumincki Builder** renovated the home with wide-plank pine floors; a chef’s kitchen with a circular breakfast nook and a butler’s pantry; a potting room; a formal dining and living rooms; a den; and a first-floor junior master suite. Sunsets over Georgica Pond and sunrises over the Atlantic can be viewed from the master bedroom and bathroom, in the master wing. A hidden guest wing staircase winds through multiple bedrooms and baths into an upper-level office suite. The lower level has a full gym, a bedroom suite, and a door that walks directly out to the garden. A private boardwalk descends to a sandy beach between two of Juan Trippe’s original Georgica jetties. Kyle Rosko and Marcy Braun of the Eklund | Gomes Team at Douglas Elliman exclusively represented the sellers. James Petrie and Ed Petrie of Compass brought the buyers.

## 8. 140 MURRAY LANE, SOUTHAMPTON \$34.75M

On 2.6 acres with 191 feet of oceanfront, a nearly 8,000-square-foot residence offers six bedrooms and seven and a half bathrooms. Among the amenities are a heated gunite pool, a tennis court and a private boardwalk to the beach. According to the Bespoke listing, this 1992 home is move-in ready or could make way for a “dream oceanfront estate.” It had been listed for \$41.9 million.

## 9. 35 DUNE ROAD, BRIDGEHAMPTON \$33.48M

This off-market deal closed in January 2023. The oceanfront modern home — that also has bay views — by BMA Architects was under construction in 2019, Google Maps images show. It has six bedrooms, five and half bathrooms, and amenities include 3,000 square feet of decking, an outdoor kitchen equipped for wood-, charcoal- and gas-fire grilling, an outdoor bathroom, two outdoor showers, a changing room, a four-car garage and a gym/fitness room. The interior kitchen has Oman stone flooring, radiant heat, a reflective glass backsplash, two wine fridges, and a butler’s pantry with two dishwashers. An oversized master suite with an Oman stone shower and sinks and an office area is located on the top level. There is also a kitchenette on the roof deck. The seller was financier James Carney. Hedgerow Exclusive Properties and Catherine Juracich of Corcoran represented the seller. Erica Grossman of Douglas Elliman brought the buyer.

## 10. 31 TWO MILE HOLLOW ROAD, EAST HAMPTON \$29M

This 8,500-square-foot shingle-style traditional has six bedrooms and seven-and-a-half bathrooms. It comes with a tennis court, a pool and a deeded path to the ocean. Bespoke represented the seller in this off-market transaction, and Modlin Group Hamptons represented the buyer. The last time this address changed ownership was in 2020, when it traded for \$14 million. The estate was originally designed by architect Lawrence Randolph.