

FEATURES

June 2017

30 FRONT COVER PROPERTY: 1860 MEADOW LANE, SOUTHAMPTON VILLAGE

There was a time, not so long ago, that Meadow Lane wasn't even paved. And, it didn't go by Meadow Lane, either. It's one of the most sought after addresses in the Hamptons and our front cover property is located at 1860 Meadow Lane in Southampton Village. This 5-acre property is represented by Tim Davis, Licensed Associate Real Estate Broker, Corcoran Group Real Estate and is listed for \$27 million. Guarded by a private gate the 6,200-square-foot, five-bedroom, 5.5-bathroom contemporary home is one of the first of its kind to pop up on the western end of Meadow Lane in 1988. The beach dunes are visible upon entering the home which includes an indoor swimming pool—enclosed by an atrium. There are four guest bedrooms and a family room that open out onto the beach, an outdoor terraced area, or the swimming pool, which also leads out to the ocean. It is the ultimate Hamptons beach house for summer and year round enjoyment.



39 MEET OUR AGENTS

As fate, determination and an insurmountable amount of hard work would have it, Angela Boyer-Stump is currently living in the most beautiful place she's ever seen. It's a conclusion that's easy to make, she said, considering she once traveled the globe as an international model with Wilhelmina Models and Ford Models. Angela Boyer-Stump transitioned into having an office on Park Avenue representing a health and wellness company and then moved to the Hamptons and onto real estate. Now after two decades of selling on the East End, Angela Boyer-Stump a Senior Global Real Estate Advisor and Licensed Sales Associate with Sotheby's International Real Estate is consistently ranked in the top 1 percent of NRT sales associates nationwide. Angela Boyer-Stump has a special talent for matching buyers and sellers, and she has developed a following among the Hamptons real estate scene as a person in the know.



44 BARN & VINE – UNCONVENTIONAL LUXURY

When it comes to development real estate, unconventional luxury can be hard to find. All too often developments have a cookie cutter foundation which is not so bad unless you want your home to stand out as many do on the East End. For those looking to break the mold in terms of buying residential real estate, Barn & Vine is here to answer the call. These uniquely designed homes are located between the Bridgehampton Beaches, the Village and the town of Sag Harbor and are represented by Cathy Tweedy and Joan and Jon Gruen of Saunders & Associates. For those who haven't seen these homes yet this community of homes is a must see.



56 FEATURED EVENTS

Enjoy the month of June in the Hamptons and attend some of the varied events, programs and exhibitions. Guide Hall offers the American Premiere of the award-winning comedy, *Angry Young Man*. The Parrish Art Museum presents *Inter-Sections: The Architect in Conversation with Chris Reed*, Founder and Director of landscape firm, Stoss, and Alex Matthiessen, President of Eco-political consulting Firm, Blue Marble Project. Also, this month the Parrish Art Museum will feature *Landscape*, their annual weekend horticultural event with a Saturday symposium and exclusive access to private gardens! Don't miss the opportunity to meet Hilaria Baldwin as she signs copies of her book, *The Living Clearly Method*, at the Annual Summer Benefit of Wellness Foundation's 6th Annual Summer Benefit; as well as enjoy plant-based hors d'oeuvres by acclaimed chef and Vegan Iron Chef winner Jay Astafa.

UPCOMING ISSUE

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BARN & VINE - UNCONVENTIONAL LUXURY

Listing By:

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When it comes to development real estate, unconventional luxury can be hard to find. All too often developments have a cookie cutter foundation, which is not so bad, unless you want your Hamptons home to stand out as many do on the East End. For those looking to break the mold in terms of buying residential real estate, Barn & Vine is here to answer the call.

A collection of 37 uniquely designed homes located between Bridgehampton beaches, the Village, and Sag Harbor, each property offers a little something different. "They are a collection of houses that are noticeably different from each other - with a continuous variation in design," says Cathy S. Tweedy, Licensed Associate Real Estate Broker with Saunders & Associates. "New and unique models were introduced in the current building phase."

Ms. Tweedy, along with Joan and Jon Gruen of Saunders & Associates, are the agents selling the

homes of the development by Continental Pinewood Development Partners; a joint venture between Continental Ventures and Pinewood Development. "We were all attracted to Barn & Vine and the excitement of being part of the team to help sell these high-quality homes in a desirable location at a very compelling price point," Ms. Tweedy shares. "Not to mention, the diversity of the styles along with the ability of the buyer to add their personal touch to the home keeps it all very interesting for everyone - the buyers... and for us."

Developing luxury single family homes, Continental Pinewood exclusively offers different styles of homes including Addison, Gambrel, Gable, and Mecox Barn, among others. Currently, 24 of the 37 homes are in contract or have already been sold. "I love the traditional Hamptons style of the Dutch Gambrel coupled with the esthetic of contemporary finishes," Ms. Tweedy says.



Located at 29 Barn Lane in Bridgehampton is a Dutch Gambrel with six bedrooms, six full and two half baths, and a finished basement encompassed in 6,398 square feet. Upon entering the double-height foyer, clean white and muted neutrals offer a welcoming feel that leads

you through the rest of the house. The open chef's kitchen is complete with commercial-grade appliances, custom cabinetry, and a large central island.

"With the open flow, I can just imagine people relaxing and talking with each other in the great room, as a wonderful meal is prepared in the open kitchen," explains Ms. Tweedy. "With the height of the ceilings, the coffered ceiling addition to the great room and dining room, and the beautiful trim detail adds finishes that bring a warmth to the rooms."

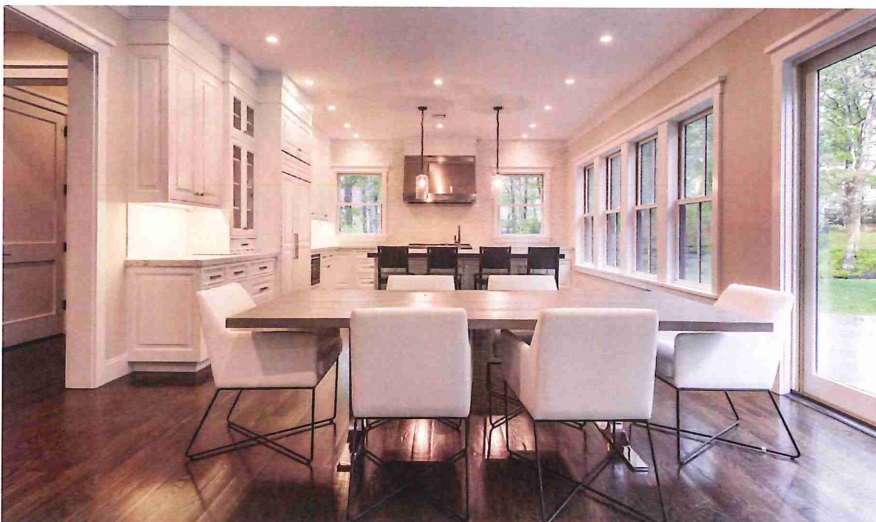
Another unique aspect to this home, which is on the market for \$3.995 million fully furnished or \$3.795 unfurnished, is that Continental Pinewood works with Mabley Handler Interior Design to stage the interiors of all Barn & Vine's development projects, many of which can be purchased with all of the furnishings and décor intact. The design firm's signature sophisticated interiors offer a serene glance at what it would be like to live in one of these highly-coveted homes. Another recently completed home, 64 Birchwood Lane, which is on the market for \$3.295 million, will be staged by the Hamptons interior designers.

Ms. Tweedy shares that if you get in early enough during the building process, there is an opportunity to have your hand in the design process as well. "There are houses that haven't yet been started, so one can pick the house they want on the lot that best works for them," she says. "Or, if the buyer wants, Barn & Vine will make all the choices so all the buyer needs to do is bring their toothbrush."

One of these listings includes the Addison style home at 79 Birchwood Lane. The five bedroom, five-and-a-half bath house has a "board and batten exterior that references the area's agrarian and equestrian heritage with contemporary panache" according to the listing agents. "I also like how the Addison, a contemporary barn style is progressing - you walk into the house and through the expansive entry and great room, your eye is drawn to the outside - capitalizing on that special Hamptons light that brings so many artists here," says Ms. Tweedy. With a light-filled, airy interior, it's easy to see why this property is such a highlight. Set to be finished this summer, the home could be yours for \$3.195 million.

Barn & Vine doesn't just stop at luxury real estate development. "Each buyer is given a move-in credit to Chaloner's of the Hamptons," shares Ms. Tweedy of the concierge service that can assist with things like estate management, landscaping, pool care, and access to personal chefs, party planners, and personal shoppers. "Chaloner's can be there to accept deliveries, wait for the cable installation or simply fill your refrigerator and turn on the pool heater."

With just a few lots remaining to choose a style home that speaks to you, and some of the move-in ready properties attracting the attention of potential buyers near and far, the opportunity to view the homes of Barn & Vine is not to be missed. Ms. Tweedy says for those who haven't been to these homes, it's a must-see. For



those who may have viewed some of the listings previously, she invites them back to see what's new.

"This is an exciting project to be involved with as Continental Pinewood has designed a unique approach to creating a new Hamptons community," says Ms. Tweedy. "It's so exciting to show the houses at Barn & Vine and hear all of the positive comments about the design and quality and the ability to personalize. In our short tenure, Saunders & Associates has helped put two houses to contract, and we expect more soon as there are others with serious interest."

RACHEL BOSWORTH

