



# NEW 2013 GUIDE | BY RAY TO THE HAMPTONS | RAYMOND

**Homes in the Hamptons have been leaders in design and architecture year after year. From multi-million dollar mansions to renovations with a nod to local history, new trends emerge constantly for this bustling beach community.**



Architecture in the Hamptons varies from a more traditional saltbox shingled home to modern designs with sleek looks and polished materials. Noted Hamptons architect Erica Broberg Smith has been designing homes in the Hamptons for over 15 years and notices a recent trend in homes with eclectic and international influences. Due to increased web access to designer portfolios from all over the world, one can now set up a look book easily online for project inspiration. "A bedroom from Bali, a Gustavian dining set, you name it - you can find inspiration online for all types of design," states Broberg Smith. As one would expect, the style of the Hamptons tends to lean towards the beach and surf culture architecture - bringing the outdoors in with terraces, fire pits and second floor decks and opening up the architecture to the amazing natural world in the Hamptons. Also she sees a trend towards creating a patina with hand-hewn beams and distressed materials, which softens the architecture and creates a truly East End feel. As for the elements every Hamptons homeowner looks for - everyone loves a great fireplace, a good-sized mudroom, a luxurious master bathroom with an oversized shower, and of course, lots of light!

When it comes to purchasing a home in the Hamptons, buyers are seeking luxurious amenities such as elevators and movie theater rooms with state-of-the-art technology. Gary DePersia, Senior Vice President of The Corcoran Group is one of the top real estate agents in the Hamptons who has been responsible for over \$1 billion of real estate transactions. DePersia holds some of the top listings in the Hamptons, such as the ultra-luxurious Sandcastle Estate. The Sandcastle Estate boasts over 31,000 square feet of living space featuring the ultimate in luxury amenities. From a 2,800 square foot master suite with a private 1,500 square foot deck to a fabulous lower level recreation area complete with a two lane bowling alley, virtual golf, skateboard half pipe, rock climbing wall, media room, full bar and disco, Sandcastle Estate offers the ultimate amenities for the Hamptons home buyer. "Amenities are certainly a selling point in the Hamptons," states DePersia, "but location is also a major selling point." Water views, specifically ocean views, are a highly coveted address in the Hamptons. One of DePersia's waterfront listings is an oceanfront home in Wainscott, coincidentally one of only seven oceanfront properties in Wainscott, priced at \$21.9 million offering an oceanside pool, five bedrooms and over 315 feet of beachfront.

Whether buying or building a home in the Hamptons, state-of-the-art technology is always at the top of the list of amenities. Crescendo Designs in Southampton specializes in custom designed audio/video systems and full home automation integration. The systems allow the homeowner to control every facet of their home while being ecologically responsible with just the touch of a button or the click of a mouse through online access from afar. A recent project in North Haven featured an 8,000 square foot home that was outfitted with a sound system throughout the residence, even in obscure places such as the boating dock and the master shower. As waterfront homes are extremely desirable in the Hamptons, with that view comes a dilemma - how to have that flat screen television in the bedroom while also enjoying an unobstructed view of the sea? Crescendo solves that problem with a television on an under bed lift that discreetly stows under the bed when not in use to preserve that million-dollar view.

Technology and design inside Hamptons homes is a vital element, but the outdoor space is also an essential component. The Hamptons are a resort destination; therefore, homeowners strive for an outdoor space that is both relaxing and beautiful. The focal point of outdoor design is often a swimming pool. From trendy designs to simple and classic projects, Pristine Pools creates backyard paradises for all styles. Trends in pool design tend to mirror the design and architecture of the home; for a modern home, the pool design mirrors the concept with clean lines and a finished look. The waterfront homes select the infinity edge design offering an endless water view from pool to sea. "The biggest trend in pool design in the Hamptons is creating a complete outdoor space that includes the pool, outdoor living area and cooking area," states Pristine Pools owner Greg Darvin. Homeowners want to spend more and more time outdoors when they are in the Hamptons, so the outdoor space must be comfortable and functional.

Whether it's architecture, design or amenities, Hamptons homes are the pinnacle of resort living. •

