

REAL ESTATE ALEXA

# The Hamptons 'hood that won't break the bank

By Zachary Kussin

May 25, 2016 | 8:00am



This newly constructed home in Quogue is going for \$3.99 million -- a relative steal for the Hamptons.

Photo: Douglas Elliman

Savvy buyers in pursuit of summer property located slightly closer to Manhattan but still near the Hamptons' social scene are flocking west of the Shinnecock Canal, a landmark unofficially known as the gateway to the Hamptons.

It's no surprise: With a median west-of-canal sale price of \$550,000 — considerably below the \$1.28 million median tallied further out east, according to appraisers Miller Samuel — there are attractive deals on offer.

"It's 50 cents on the dollar," says Douglas Elliman broker Enzo Morabito, of the area's value. In Quogue, Morabito is representing a sprawling 10,000-squarefoot listing on Dune Road with a tennis court, pool and 275 feet of ocean frontage across nearly 4 acres for \$29.95 million.

Compare this turnkey residence with a 4-acre East Hampton lot with 291 feet fronting the Atlantic, which sold for \$57.3 million last autumn.

And some west-of-canal estates offer even better bargains. Morabito is also representing a 7,512-square-foot home in nearby Quogue, which comes newly

constructed by **Food Network** star Willie Degel for \$3.99 million.

It boasts two master suites with fireplaces, a heated pool with waterfall, and a pool house with a professional-grade kitchen. Also in Quogue, Norma Reynolds Sotheby's International Realty has a 5,773-square-foot Quantuck Bay-front listing with fireplaces, a boat house and heated pool for \$6.5 million.



A 4-acre oceanfront property on Dune Road in Quogue is turnkey, decked out with a pool, tennis court and 275 feet of beachy frontage and Atlantic views; it's asking \$29.95 million.

Photo: Douglas Elliman



The scenic Ponquogue Point project in Hampton Bays will offer 21 nautical-style condos priced from the mid-\$600,000s.

Photo: Austin Handler

There are people with less money who want the experience," Morabito says, adding the area also has its own great social outposts, including eateries **Starr Boggs** in Westhampton Beach and **Stone Creek Inn** in East Quogue.

And there are even condo options.

Soon to debut, the Bernard **Zyscovich** designed **Ponquogue Point** in Hampton Bays has 21 townhouse-style spots priced from the mid-\$600,000s, offering lush landscaping, a pool, a floating dock and a bocce court.

"We saw Hampton Bays the way a lot of developers saw Brooklyn and Long Island City years ago," says project developer Peter Sperry. "For a fraction of the price you can get more amenities than any other village."

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