



Fair Hills is a collection of luxury homes in the heart of Bridgehampton. Surrounded by open space, reserved farm land, and polo fields; centrally located under one mile from Bridgehampton's Main Street and the best beaches the Hamptons has to offer.

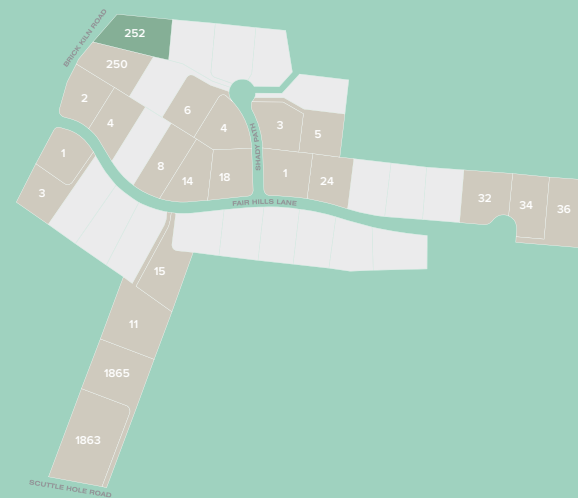


FAIR HILLS
BRIDGEHAMPTON



A distinctive design by McDonough and Conroy Architects and beautiful craftsmanship showcase this exceptional Bridgehampton estate.

252 BRICK KILN ROAD BRIDGEHAMPTON, NY



5,572 SF+/-

1 ACRE

ABUTS 52 ACRE RESERVE

TRADITIONAL STYLE

ENGLISH COUNTRY HOME

5 BEDROOMS

5 FULL & 1 HALF BATHS

3 FIREPLACES

HIGH-END APPLIANCES

SMART HOME TECHNOLOGY

HEATED GUNITE POOL & SPA

3 CAR GARAGE

\$3,595,000 | EXCLUSIVE.

IN CONTRACT



FIRST LEVEL

The first level is approximately 2,633 SF+/- and contains:

- Foyer with Stairs to Upper Level
- Open Concept Kitchen with Breakfast Area and Pantry
- 4 Interior Living Spaces Including:
 - Living Room with Fireplace
 - Dining Room
 - Great Room with Fireplace
 - Foyer with Elevator and Bathroom
- Wine Room
- 2 Fireplaces
- 3 Car Garage with Attached Mudroom
- Patio & Covered Porch

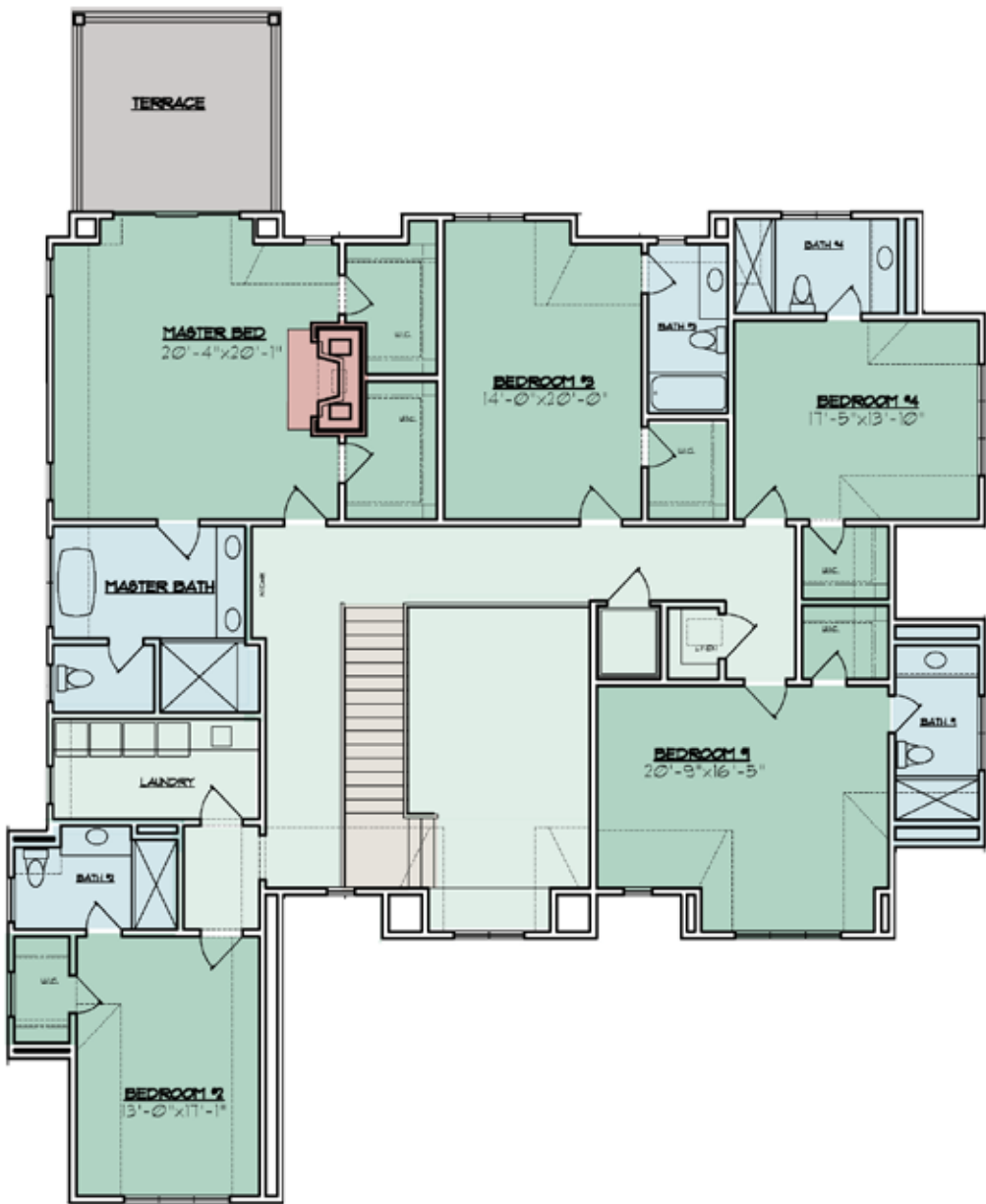


SECOND LEVEL

The second level is approximately 2,937 SF+/- and contains:

- Opulent Master Suite Featuring:
 - 2 Walk-In Closets
 - Master Bath with Radiant Heat
 - Steam Showers
 - Private Terrace
 - Fireplace
- 4 Bedrooms with Private Bathrooms and Walk-In Closets
- Laundry Room
- Linen Closet

	UTILITY
	LIVING
	BEDROOM
	BATH
	DECK/TERRACE
	FIREPLACE



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EACH HOME IS COMPLETED
WITH CONTEMPORARY
CUSTOM WOOD DETAILING,
EXPANSIVE MARVIN WINDOWS
AND DOORS, WHITE OAK
FLOORING, AND HIGH-END
FIXTURES AND FITTINGS.



Interiors from a completed Fair Hills Modern Farmhouse.



Photos from a completed Fair Hills Modern Farmhouse.

11 FAIR HILLS BRIDGEHAMPTON, NY



- 6,363 SF+/-
- 2,624 SF+/- ADDITIONAL FINISHED LOWER LEVEL SPACE
- 1.74 ACRES
- FARMHOUSE STYLE ARCHITECTURE
- 8 BEDROOMS
- 8 FULL & 2 HALF BATHS
- HIGH-END APPLIANCES
- SMART HOME TECHNOLOGY
- 4 FIREPLACES
- HEATED GUNITE POOL & SPA
- 2 CAR GARAGE

\$5,750,000 | EXCLUSIVE.
UNDER CONSTRUCTION



This exceptional estate is truly one of a kind; balancing the serenity of the gorgeous Bridgehampton countryside with a central location to all of the Hampton’s hamlets & beaches, while satisfying the desire for a sleek, modern living space.



Photos from a completed Fair Hills Modern Farmhouse.

FIRST LEVEL

The first level is approximately 3,391 SF+/- and contains:

- Foyer with Stairs to Upper Level
- Open Concept Kitchen with Breakfast Area
- 4 Interior Living Spaces Including:
 - Family Room with Fireplace
 - Dining Room
 - Great Room with Fireplace
 - Foyer with Bathroom
- Laundry Room
- Elevator
- Powder Room
- Mudroom with Stairs to Upper Level
- Jr. Master Suite Featuring:
 - 2 Walk-In Closets
 - Master Bath with Radiant Heat
 - Steam Shower
 - Private Porch
- 2 Car Garage
- Patio & Covered Porch

UTILITY

LIVING

BEDROOM

BATH

DECK/TERRACE

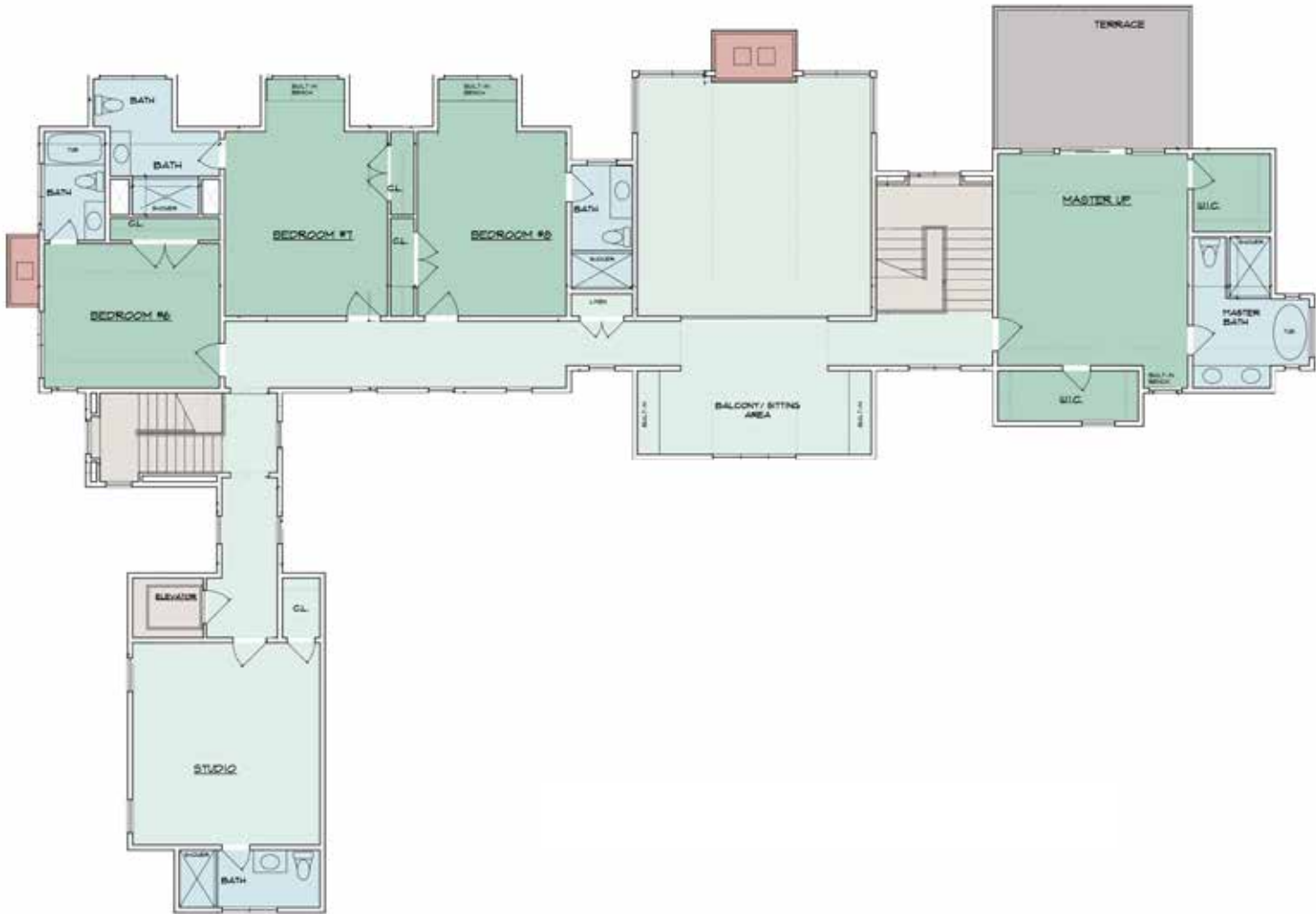
FIREPLACE



SECOND LEVEL

The second level is approximately 2,972 SF+/- and contains:

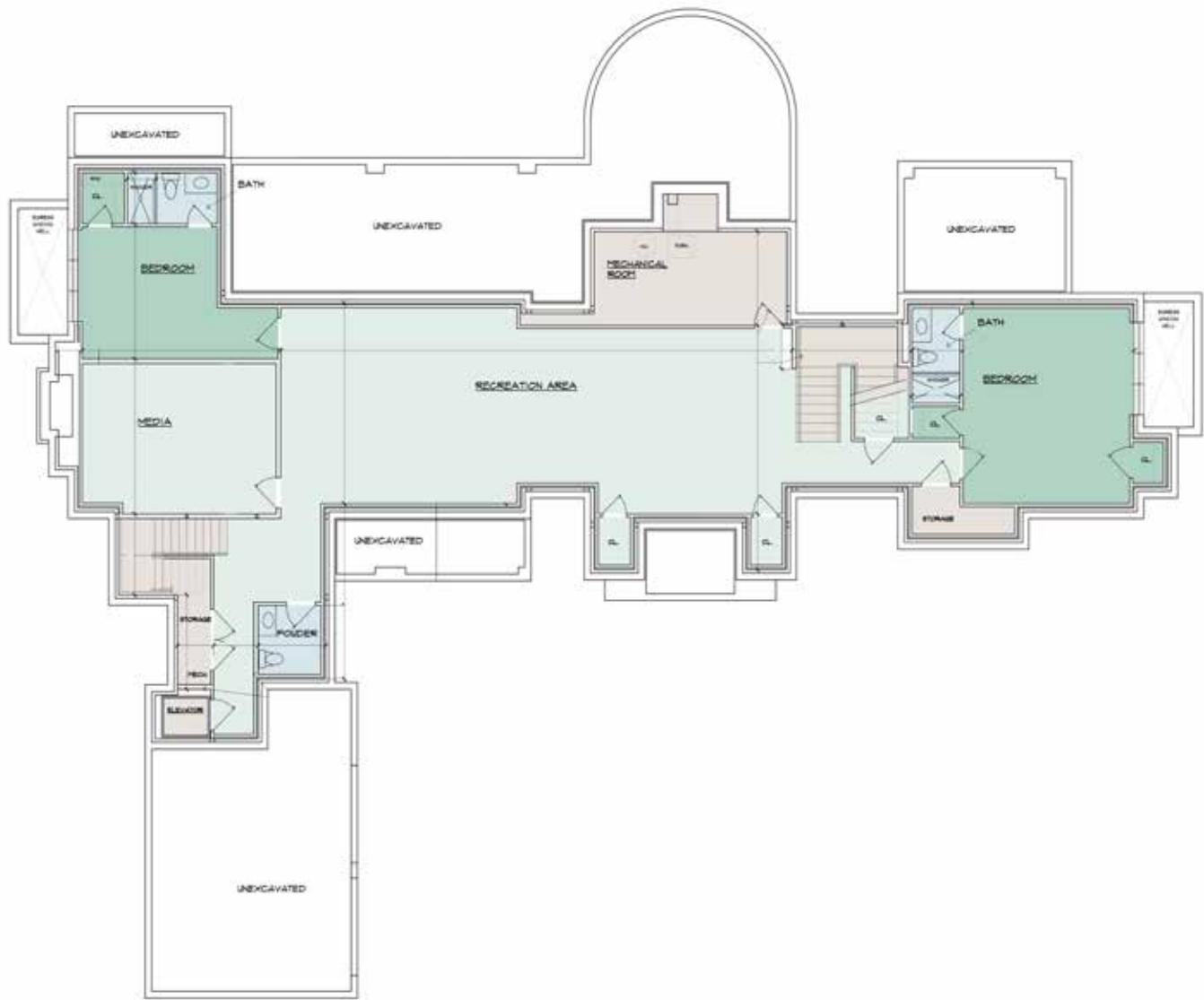
- Opulent Master Suite Featuring:
 - 2 Walk-In Closets
 - Master Bath with Radiant Heat
 - Steam Shower
 - Private Terrace
- Studio with Full Bathroom and Closet
- Balcony with Sitting Area
- Living Room with Fireplace
- Elevator
- Linen Closet
- 2 Staircases
- 2 Bedrooms with Private Bathrooms and Built-in Closets
- 1 Bedroom with Private Bathroom, Built-in Closet and Fireplace



LOWER LEVEL

The lower level is approximately 2,624 SF+/- and contains:

- 1 Bedroom with Private Bathroom, and 2 Closets
- 1 Bedroom with Private Bathroom, and Closet
- Movie Theatre
- Recreation Area with Closets
- Storage Room
- Powder Room
- Elevator
- Mechanical Room
- 2 Staircases



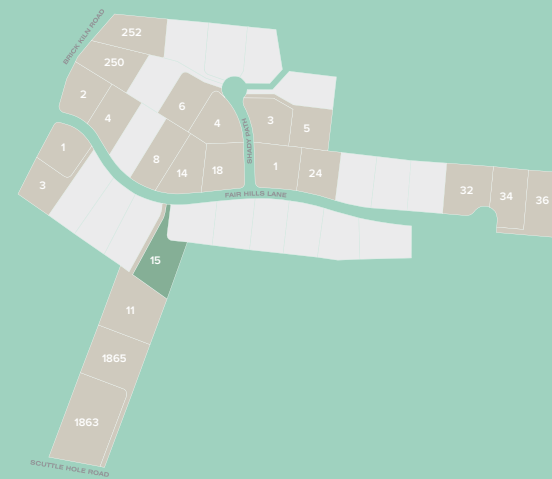
	UTILITY
	LIVING
	BEDROOM
	BATH
	DECK/TERRACE
	FIREPLACE



Currently under construction in the heart of the Bridgehampton, this modern farmhouse will be set on 1.11 acres of serene property; will be one of the newest additions in a wave of Modern Farmhouses.



15 FAIR HILLS BRIDGEHAMPTON, NY



5,896 SF+/-

2,399 SF+/- ADDITIONAL
FINISHED LOWER LEVEL SPACE

1.11 ACRES

FARMHOUSE STYLE ARCHITECTURE

8 BEDROOMS

7 FULL & 2 HALF BATHS

HIGH-END APPLIANCES

SMART HOME TECHNOLOGY

2 FIREPLACES

HEATED GUNITE POOL & SPA

2 CAR GARAGE

\$5,500,000 | EXCLUSIVE.

UNDER CONSTRUCTION

FIRST LEVEL

The first level is approximately 2,977 SF+/-

- Foyer with Stairs to Upper Level, Powder Room, and Closet
- Open Concept Kitchen with Breakfast Area
- 4 Interior Living Spaces Including:
 - Great Room with Fireplace
 - Dining Room
 - Sun Room
 - Foyer with Bathroom
- Elevator
- Jr. Master Bedroom Featuring:
 - Walk-In Closet
 - Full Bathroom
- 2 Car Garage
- Patio & Covered Porch

UTILITY

LIVING

BEDROOM

BATH

DECK/TERRACE

FIREPLACE



SECOND LEVEL

The second level is approximately 2,919 SF+/- and contains:

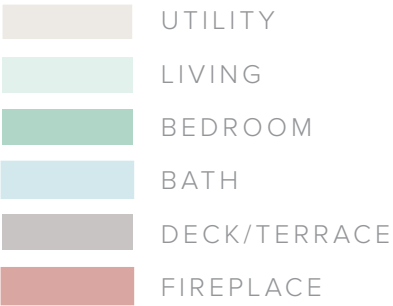
- Opulent Master Suite Featuring:
 - 2 Walk-In Closets
 - Master Bath with Radiant Heat
 - Steam Shower
 - Private Terrace
 - Fireplace
- 4 Bedrooms with Private Bathrooms and Built-in Closets
- Elevator
- Balcony



LOWER LEVEL

The lower level is approximately 2,399 SF+/- and contains:

- 1 Bedroom with Jack and Jill Bathroom, and Walk-In Closet
- 1 Bedroom with Jack and Jill Bathroom, and 2 Built-In Closets
- Movie Theatre
- Recreation Area
- Gym
- Powder Room
- Linen Closet
- Elevator
- Laundry Room
- Mechanical Room





*Located in the heart of Bridgehampton horse country,
surrounded by luxury homes and preserved open space,
all a breath away from the best ocean beaches and
hamlets the Hamptons has to offer.*

3 SHADY PATH BRIDGEHAMPTON, NY



6,810 SF+/-

2,824 SF+/- ADDITIONAL
FINISHED LOWER LEVEL SPACE

.938 ACRES

FARMHOUSE STYLE ARCHITECTURE

6 BEDROOMS

7 FULL & 2 HALF BATHS

HIGH-END APPLIANCES

SMART HOME TECHNOLOGY

2 FIREPLACES

HEATED GUNITE POOL & SPA

3 CAR GARAGE

\$5,250,000 | EXCLUSIVE.

UNDER CONSTRUCTION

SAM KELLY Lic. Real Estate Salesperson | 631.478.2822 | sam@bespokerealestate.com

FIRST LEVEL

The first level is approximately 3,342 SF+/- and contains:

- Foyer with Stairs to Upper Level, Powder Room, and Closet
- Open Concept Kitchen with Breakfast Area
- 5 Interior Living Spaces Including:
 - Great Room with Fireplace
 - Living Room with Fireplace
 - Dining Room
 - Foyer with Bathroom
 - Library with Powder Room, Wet Bar and Covered Porch
- Elevator
- Mud Room with Closet and Full Bath
- 3 Car Garage
- Patio & Covered Porch

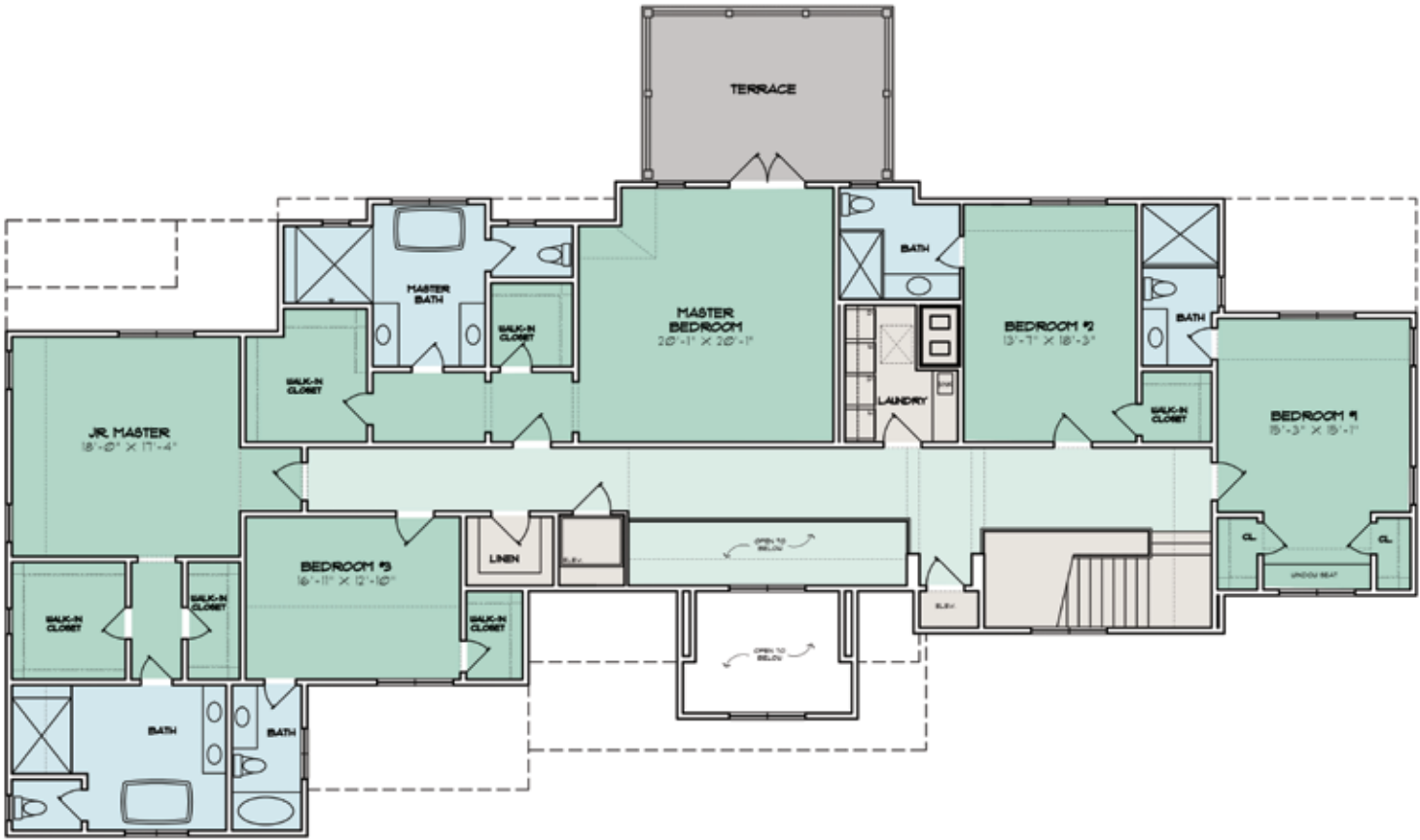


- UTILITY
- LIVING
- BEDROOM
- BATH
- DECK/TERRACE
- FIREPLACE

SECOND LEVEL

The second level is approximately 3,468 SF+/- and contains:

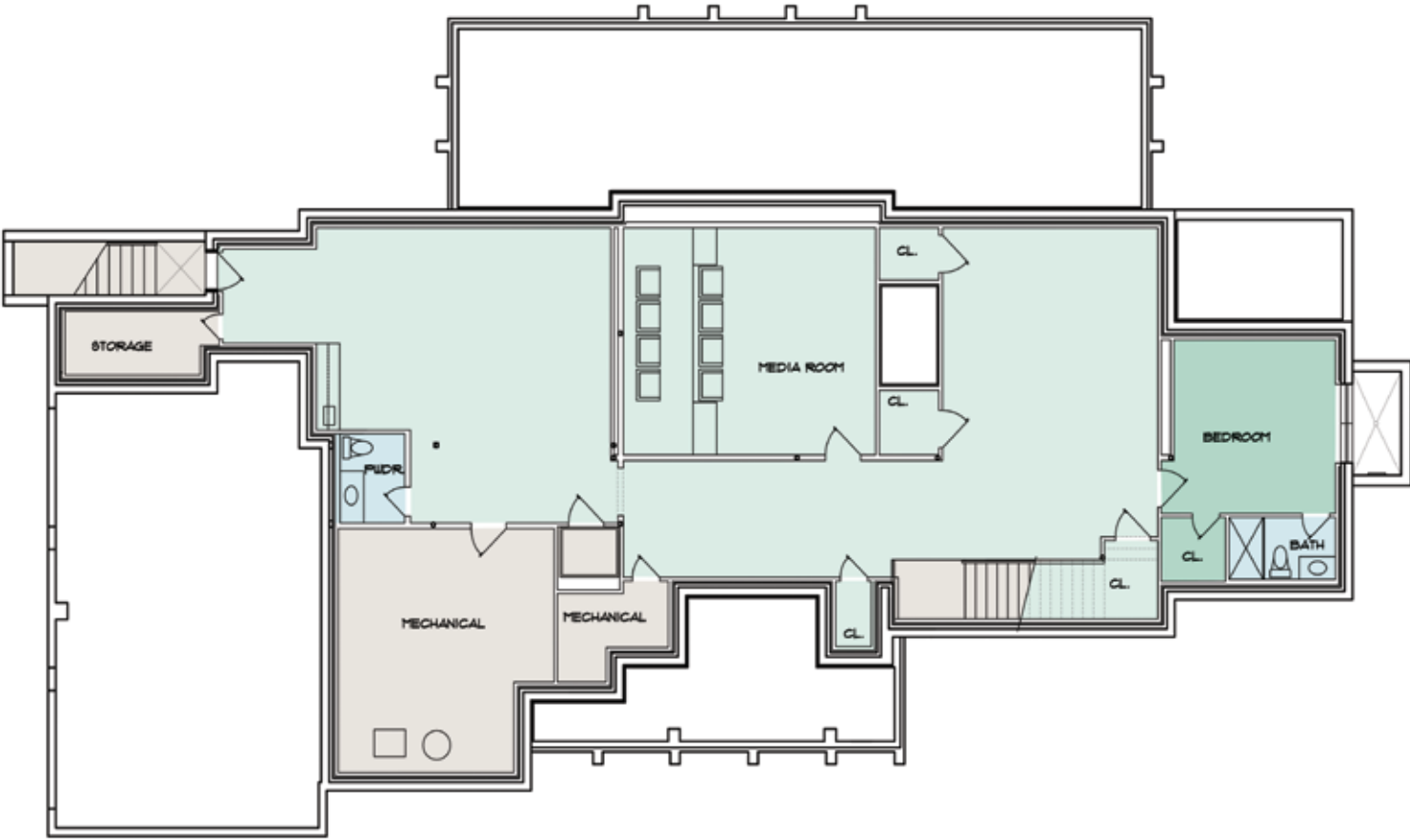
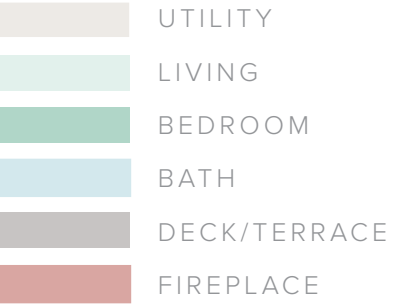
- Opulent Master Suite Featuring:
 - 2 Walk-In Closets
 - Master Bath with Radiant Heat
 - Steam Shower
 - Private Terrace
- Bedroom Bathrooms and Built-in Closets
- Elevator
- Laundry Room
- Linen Closet
- 2 Bedrooms with Walk-in Closets and Private Bathrooms



LOWER LEVEL

The lower level is approximately 2,824 SF+/- and contains:

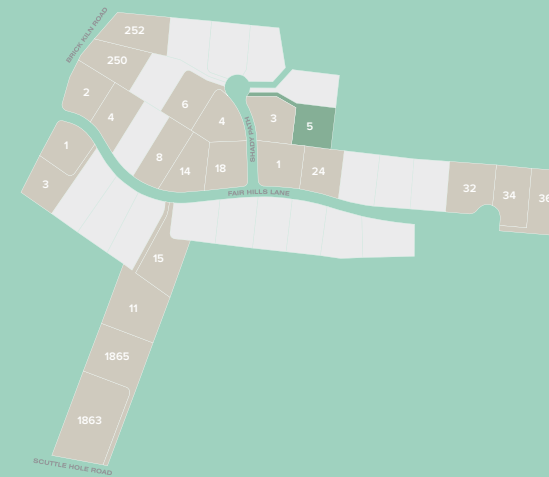
- 1 Bedroom with Private Bathroom, and Walk-In Closet
- Movie Theatre
- Powder Room
- Storage
- Mechanical Room





Designed by McDonough & Conroy Architects and constructed by master builder, Villadom homes, the house represents elite new standards in the application of traditional elegance and contemporary convenience.

5 SHADY PATH BRIDGEHAMPTON, NY



6,006 SF+/-

2,012 SF+/- ADDITIONAL
FINISHED LOWER LEVEL SPACE

.925 ACRES

FARMHOUSE STYLE ARCHITECTURE

6 BEDROOMS

7 FULL & 1 HALF BATHS

HIGH-END APPLIANCES

SMART HOME TECHNOLOGY

3 FIREPLACES

HEATED GUNITE POOL & SPA

2 CAR GARAGE

\$4,950,000 | EXCLUSIVE.

UNDER CONSTRUCTION

SAM KELLY Lic. Real Estate Salesperson | 631.478.2822 | sam@bespokerealestate.com

FIRST LEVEL

The first level is approximately 2,966 SF+/- and contains:

- Foyer with Stairs to Upper Level, Powder Room, and Closet
- Open Concept Kitchen with Breakfast Area
- 5 Interior Living Spaces Including:
 - Great Room with Fireplace
 - Living Room
 - Dining Room
 - Foyer with Bathroom
 - Screened Porch with Fireplace
- Elevator
- Full Bathroom
- Mud Room
- 2 Car Garage
- Patio & Covered Porch



UTILITY

LIVING

BEDROOM

BATH

DECK/TERRACE

FIREPLACE

SECOND LEVEL

The second level is approximately 3,040 SF+/- and contains:

- Opulent Master Suite Featuring:
 - 2 Walk-In Closets
 - Master Bath with Radiant Heat
 - Fireplace
 - Private Terrace
- 1 Bedroom Bathrooms and Walk-in Closets and Private Bathroom
- Elevator
- Laundry Room
- Linen Closet
- 2 Bedrooms with Built-in Closets and Private Bathrooms



LOWER LEVEL

The lower level is approximately 2,012 SF+/- and contains:

- 1 Bedroom with Built-in Closet
- Movie Theatre
- Full Bathroom
- Gym
- Storage
- Mechanical Room
- Elevator

- UTILITY
- LIVING
- BEDROOM
- BATH
- DECK/TERRACE
- FIREPLACE





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EVERY HOME COMES
EQUIPPED WITH AN ARRAY
OF LUXURIOUS FEATURES
AND AMENITIES INCLUDING
DESIGNER APPLIANCES,
FIXTURES AND FINISHES.



Interiors from a completed Fair Hills residence.

A CLOSER LOOK

EXTERIOR PROPERTY DETAILS

- 18” RED CEDAR PERFECTION
ROOF SHINGLES
- ALUMINUM LEADERS AND GUTTERS
WITH BAKED ENAMEL FINISH
- BLUESTONE PATIOS AND STAIRS
- INTEGRITY BY MARVIN WINDOWS
WITH WHITE ULTREX EXTERIOR FINISH
- 2.25” THICK STAINED
MAHOGANY ENTRY DOOR
WITH EMTEK DOOR HARDWARE
- OIL AND STONE DRIVEWAY
WITH BELGIAN BLOCK BORDER
- GARAGE FEATURES 9’ X 9’ PAINTED
CARRIAGE STYLE GARAGE DOORS
WITH AUTOMATIC OPERATORS
COMPLETE WITH REMOTE CONTROLS

INTERIOR PROPERTY DETAILS

- EXTENSIVE SPRAY FOAM INSULATION
- INTERIOR WALLS HAVE FIBERGLASS
BATT SOUND INSULATION
- LENNOX HIGH EFFICIENCY
COOLING SYSTEM
- 5KW SOLAR ENERGY SYSTEM
COMPLETE WITH HIGH EFFICIENCY
PHOTOVOLTAIC PANELS, INVERTER
AND ALL REQUIRED CONTROLS
- ENTRY FIXTURE OUTFITTED
WITH “ALLADIN” CHANDELIER LIFT
- INTERIOR DOORS: 1.75” SOLID CORE
2-PANEL DOORS WITH EMTEK HARDWARE
- CUSTOM INTERIOR TRIM PACKAGE
INCLUDING FULLY PANELED ENTRY
FOYER WALLS, WAINSCOT PANELING IN
HALLWAYS, CEILING COFFERS
COLONIAL CASE MOULDINGS
AND CASINGS
- WAUPACA HYDRAULIC ELEVATOR
SERVICING ALL THREE LEVELS
- HEATED FLOOR AND STEAM
SHOWER IN EVERY MASTER BATH

- FULLY INSULATED WINE CELLAR
FINISHED IN WHITE OAK
- SELECT GRADE, RIFT AND QUARTERED
WHITE OAK WOOD FLOORING WITH
CUSTOM FINISHES
- MASONRY FIREPLACES WITH MARBLE
SURROUNDS AND ARCHITECTURALLY
DETAILED MANTELS
- FRAMELESS GLASS SHOWER
ENCLOSURES
- BUILT-IN CENTRAL VACUUM
- HOME THEATRE WITH STADIUM
SEATING COMPLETE WITH EIGHT
LEATHER RECLINING HOME THEATRE
CHAIRS, HIGH DEFINITION PROJECTOR
AND SCREEN, 700 WATT DOLBY 7.1
SURROUND SOUND HOME THEATRE
AUDIO SYSTEM WITH AMPLIFIED
SUBWOOFER
- OVERSIZED SECOND LEVEL LAUNDRY
ROOM WITH TWO WHIRLPOOL WASHERS
AND DRYERS

KITCHEN

- MARBLE CARRARA KITCHEN
COUNTERTOPS
- WOLF 48” GAS RANGE
WITH CONCEALED RANGE HOOD
- SUBZERO REFRIGERATOR
- WOLF MICROWAVE OVEN
- TWO MIELE DISHWASHERS

CONTROL 4 SYSTEM INCLUDING

- 4 ZONE AUDIO SYSTEM (KITCHEN,
DINING ROOM, GREAT ROOM
AND REAR PATIO)
- HVAC CONTROL
- HOME SECURITY ALARM
- 4 ZONE VIDEO SURVEILLANCE
SYSTEM, COMPLETE WITH DVR
- CONTROL 4 TOUCH SCREEN
AND IPAD WITH WALL MOUNTED
CHARGING STATION

DUNEIER DESIGN

INTERIOR DESIGN

Jennifer Duneier turns houses into homes with impeccable taste and style. With a strong eye for color and a top sense of style, Jennifer Duneier has transformed countless properties in the United States and abroad into spaces with personality, strong attention to detail, and timeless furnishings. Since establishing her namesake design firm 10 years ago in New York City, Jennifer has specialized in both high-end residential and commercial projects. Jennifer has put her personal touches on many homes, bringing to life bathrooms, kitchens, children’s spaces, and bedrooms through color, pattern, and her pleasing design aesthetic. Her talent has taken her to cities such as Scottsdale, Seattle, Denver and, to such faraway places as Cairo.

Jennifer is responsible for all of the finish selections at Fair Hills, including kitchen, bathroom, lighting and more. Jennifer can be seen on the DIY Network’s “Rescue My Renovation.” Jennifer has also been featured in design segments by Good Morning America and Fox News. Jennifer’s work has been shown on the New York Junior League House Tour three times, as well as the Mansions & Millionaires 2009 Designer Showcase and Holiday House 2011, a designer show house benefiting the Susan G. Komen foundation. Media outlets such as HGTV.com, HGTVRemodels.com, The Herald News, and the NY Daily News have tapped Jennifer for her expertise on design, style, and trends.

Jennifer has a degree in Interior Design from the New York School of Interior Design, and has studied at the University of San Francisco. She is a Professional Member of ASID, a New York State Certified Interior Designer, as well as a National Council of Interior Design Qualification (NCIDQ) Certified Interior Designer.

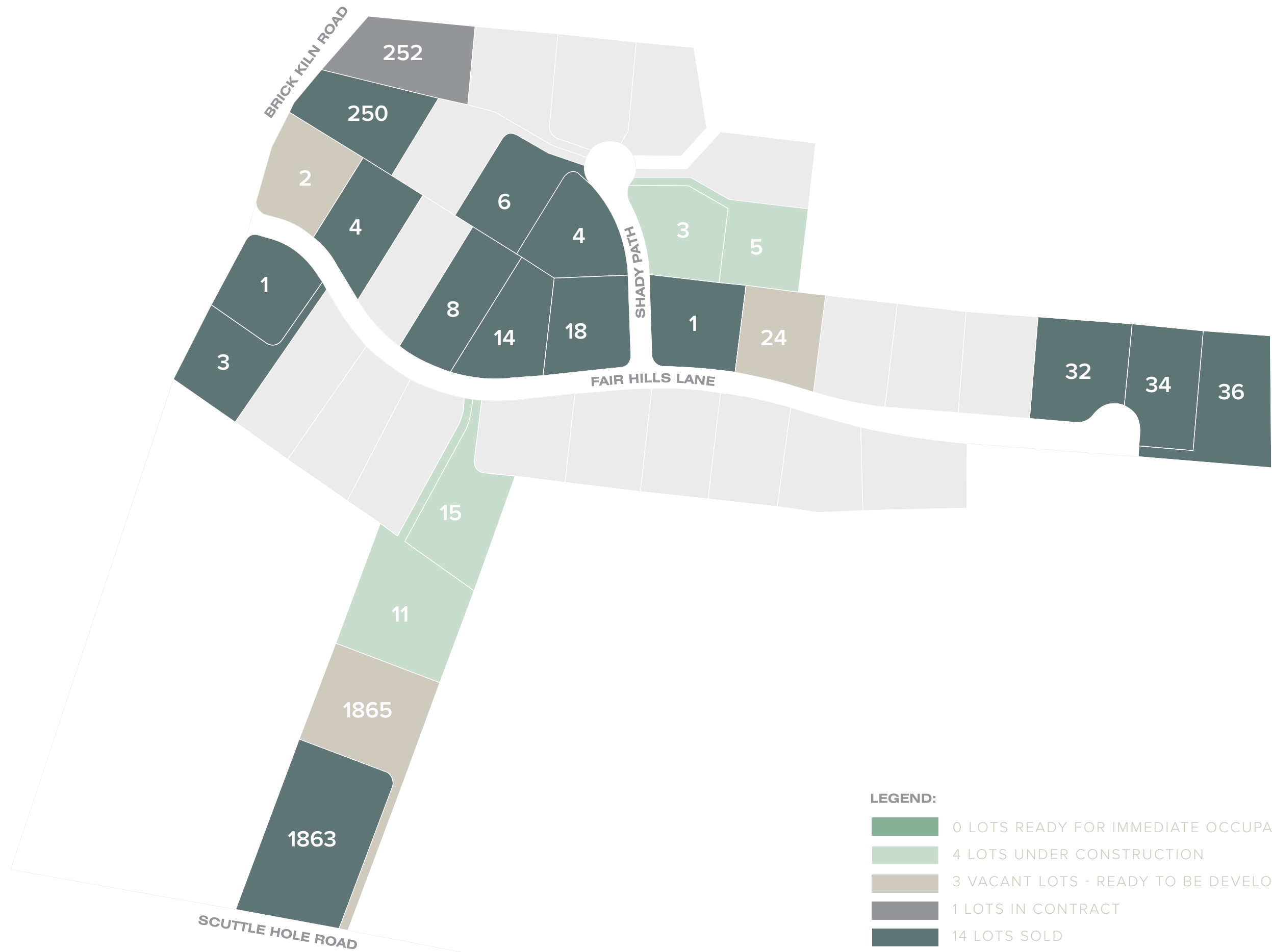




LOCATION

Located in the heart of Bridgehampton's horse country, Fair Hills homes are centrally located, designed, and built to create a true Hampton's lifestyle retreat and experience. Surrounded by luxury homes, open vistas, Polo fields, and preserved farmland, create a feeling that cannot be duplicated. Fair Hills is located less than one mile from Bridgehampton's fabled Main Street, and a breath away from the best beaches the Hamptons has to offer. Southampton for Brunch, Sag Harbor for dinner and a night in Montauk are all at your fingertips from your Fair Hills home.





SOLD
FAIR HILLS
BRIDGEHAMPTON, NY

1863 Scuttle Hole Road, Bridgehampton:\$5.995M

4 Shady Path, Bridgehampton:\$4.495M

6 Shady Path, Bridgehampton:\$4.395M

36 Fair Hills, Bridgehampton:\$4.216M

34 Fair Hills, Bridgehampton:\$4.2M

8 Fair Hills, Bridgehampton:\$4.15M

14 Fair Hills, Bridgehampton:\$4.1M

1 Shady Path, Bridgehampton:\$3.925M

32 Fair Hills, Bridgehampton:\$3.795M

18 Fair Hills, Bridgehampton:\$3.695M

250 Brick Kiln, Bridgehampton:\$3.595M

4 Fair Hills, Bridgehampton:\$3.59M

1 Fair Hills, Bridgehampton:\$3.42M

3 Fair Hills, Bridgehampton:\$3.35M

Please find a selection of sold Fair Hills properties below:

250 Brick Kiln, Bridgehampton



1863 Scuttle Hole, Bridgehampton



3 Fair Hills, Bridgehampton



6 Shady Path, Bridgehampton



1 Shady Path, Bridgehampton



32 Fair Hills, Bridgehampton



Villadom

D E S I G N + D E V E L O P M E N T

P R E S E N T E D B Y

Mr. Kouros (“Kris”) Torkan, Founder- Villadom.- Kris Torkan is a Master Builder and is well known for his unique vision and elegant approach to design since 1985. His experience ranges from building Custom one of a kind Gold Coast Mansions to State of the Art Commercial Properties (most recent notable project is his super grossing Apple Computer Store at Miracle Mile in Manhasset). His latest Hamptons ventures include the development and building of 22 distinct lifestyle homes in the heart of Bridgehampton’s horse country, as well as ventures in Sagaponack south. The design, features and amenities included in his homes are unmatched in the Hampton’s marketplace. Kris has a long history of delivering quality in the Home of Your Dreams.





[BESPOKEREALESTATE.COM/FAIRHILLS](https://bespokerealestate.com/fairhills)



BESPOKE[™]
REAL ESTATE