

# James Lane

— Real Estate & Design —

Fall 2021

[www.jameslanepost.com](http://www.jameslanepost.com)



Top Interior Designers Talk

# Fall Design

p. B-4





## Turn What You Love Into Where You Live

Newly updated home located on a quiet cul-de-sac features approx. 7,000sf of living space on 3 floors. The well-designed open floor plan complements a modern Hamptons lifestyle with sight lines through the great room and out to the bluestone patio and heated gunite pool. There's also a cozy covered porch with a fireplace, perfect for Fall evenings.

[elliman.com](https://www.elliman.com) | Web# H360009

7 Hannahs Court, Southampton  
\$4,950,000 | 6 BR, 6.5 BA

**Aleksandrina Penkova**

Lic. R.E. Salesperson

O 631.204.2742

M 631.871.9353

[aleksandrina.penkova@elliman.com](mailto:aleksandrina.penkova@elliman.com)





# Prime Hamptons Location and Luxury



East Hampton | \$7,995,000 | 8 BR, 7 BA, 2 HALF BA | A gated grand classic estate, close to the heart of the village, ocean beaches and celebrated dining and shopping. Approximately 1.9 acres of exquisite park-like grounds with sweeping lawns and enchanting gardens surround this secluded oasis. There are 5 large en suite bedrooms, 2 with private terrace or balcony, plus an additional separate 2-bedroom guest wing. A charming slate path through the garden leads to a spectacular heated pool, completely enclosed by flowering shrubs and privacy plantings. There is room for a tennis court. **Web# H108994**



Bridgehampton | \$6,950,000 | 4 BR, 5.5 BA | Just renovated in 2021 and situated on over an acre, south-of-the-highway, this 2-story, fully smart home exudes a casual and contemporary farmhouse style and vibe. The main residence boasts 4 en suite bedrooms plus an additional half bathroom and thoughtful touches that accentuate the homes overall classic finishes. The home offers 3 fireplaces throughout including one in the primary suite. The wonderfully imagined landscaped yard has a heated gunite pool and pool house with a full bathroom, living area, kitchenette, outdoor shower and spa. **Web# H359623**



**In Contract** | Bridgehampton | \$3,495,000 (Last Asking) | 5 BR, 5.5 BA  
Situated between two wooded reserves, this home has a uniquely private feel. The custom gunite pool is surrounded by a terrace, beautiful pergola with entertaining areas and extensive stone walls. **Web# H357624**



Sag Harbor | \$1,150,000 | 2 BR, 1 BA | Originally built in 1983 by Joseph Gazza as a mostly underground structure, this home has since been restructured and renovated. Set on nearly 2 acres of land with tons of potential for either a teardown and rebuild or addition to the existing structure. **Web# H359759**



Patrick McLaughlin

Lic. Assoc. R.E. Broker

O 631.725.0200 | M 917.359.4138

patrick.mclaughlin@elliman.com

 Douglas Elliman

[elliman.com](https://www.elliman.com)





Photo courtesy Mendelson Group

# Top Fall 2021 Decorating Styles To Cozy Up Your Home

By Ty Wenzel

It's a bittersweet time on the East End when summer has just passed. There's a nip in the air and we're starting to pull blankets out from storage, getting the chiminea ready for chilly evenings and maybe even thinking about putting our summer clothes away. Driving passed Hank's Pumpkintown, we can see the kids' excitement starting to rumble. For us adults, it means we're thinking about updating our homes to match the new season with new colors and textures.

What better way than ask some of our favorite interior designers what they are swooning over for Fall 2021?

## Mendelson Group

Gideon Mendelson's work is iconic and he's worked with some of the most reknown builders and architects in the Hamptons and beyond. His instagram is design eye candy at its most elevated. Mendelson founded his firm in 2003 and his journey started with his mother, an interior designer from Scarsdale. He even has a degree in architecture and his passion for his work is obvious in the rooms he creates.

"Clients are re-thinking formality for fall," said Mendelson. "Now that we are a year and a half into a pandemic, they are focused on creating comfortable spaces with high quality materials that feel like retreats vs. carving out rooms reserved only for special occasions."

"Outdoor entertainment is now something we do year round versus just in the summer," he continued. "So, clients are asking for comfortable, cozy outdoor spaces that can withstand/support the year round use, regardless of weather!"

"Since clients are living in their summer homes/Hamptons homes year round," Mendelson said. "We hear them asking for less beachy colors in the design of their homes. Similar to the outdoor entertainment

point, the colors we are using aren't limited to summer palettes."

To learn more about the Mendelson Group, visitmendelsongroupinc.com and immerse yourself in the gorgeousness of his work.

## Winter McDermott Design

We've been following McDermott's Instagram for a long time. Created by Maureen Winter McDermott, the portfolio highlights naturalistic yet modern design that is timeless. "For fall we are seeing a lot of people wanting warm cozy spaces with tons of layers," said Winter McDermott. "We love mixing woods with dark metals with small hints of greenery."

To learn more about Maureen Winter McDermott, visit wintermcdermott.com.

## Wills Design Associates

Lauren Wills founded her interior design firm in Brooklyn in 2014 and has designed several East End homes. She prides herself on her deep alignment to her client's wishes, while encouraging a comfortably sophisticated aesthetic.

"My favorite trends for fall 2021 are moody relaxed rooms," Wills said. "There's something about layering up for fall with textures and colors that welcome the colder months. Cozy fabrics, natural tones, and vintage pieces will be sought after with supply chain demands being an issue now."

To learn more about Lauren Wills and her work, visit willsdesignassociates.com.

## Sea Green Designs

Sea Green Designs, the design firm and the retail destination in Southampton, was founded by Shannon Willey who is a coastal design expert. Willey's work is very expansive and

deep with texture. She offers everything from design consultations to full-service interior design, sourcing, through to installation.

"One of my favorite trends for fall is the mixture of pastel greens and blues with deeper jewel tones like burgundy or deep teal or aubergine," said Willey. "I recently noticed this on a Paris trip. I think it's something we may see even into next year. The chair is currently in our design shop."

To learn more about Willey and see her work, visit seagreendesignsllc.com.

## Annette Jaffe Interiors

Annette Jaffe has been a mainstay in the Long Island interior design scene for decades, earning a reputation as one of the most trusted and creative interior designers in the area. Working on both the North and South Forks, she is known for the high-end touches of her work as well as the expert in adding glam to any design, particularly through lighting and textures. She has taken on tee-time as we went through the global pandemic, and golf simulators became a thing.

"High Tee is taking on a new meaning more than ever for AJI clients, when they aren't out on the golf course, and they wanted to take their clubs home to their own range. AJI is designing all kinds of home recreational spaces and golf simulators are cornerstone items in these spaces," Jaffe explained. "Ceiling height is the main concern and AJI works carefully with the equipment providers to conceal the tracking equipment while making sure it maintains accuracy. Various companies have different turf but the only irrigation necessary is from the 19th hole which AJI has been designing close to the simulators. It's always fun after you play a round."

To learn more about Jaffe and her work, visit annettejaffeinteriors.com.



Winter McDermott Design. Photo by Eric Striffler



Photo courtesy Wills Design Associates



Photo by Michele Scott Trani of Sequined Asphalt Studio



Photo courtesy Annette Jaffe Interiors





Todd Bourgard. Courtesy Douglas Elliman



Chris Nuzzi. Courtesy Advantage Title



Judi Desiderio. Courtesy Town & Country Real Estate



Ernie Cervi. Courtesy The Corcoran Group



Cindy Scholz. Courtesy Compass



Adam Miller. Courtesy The Adam Miller Group



Dana Trotter. Courtesy Sotheby's International Real Estate



David Zazula. Courtesy Saunders & Associates

# 2021 YTD Hamptons Real Estate Market Insights

By Ty Wenzel

**R**eal estate is one of the driving forces in the East End economy. This economy provides work for architects, builders and the many others employed by the industry. The East End also gave many homeowners hope and respite during a global pandemic, leading to record real estate numbers in 2020. We thought we would take a deep dive into what leaders in our market thought about the year-to-date data — from title experts to real estate attorneys to agents and brokers, after a record-breaking 2020, and to reveal their forecasts for 2022. The abstract is that it looks like sales will be phenomenal and the industry will continue to thrive.

So let's go ...

## Todd Bourgard, Douglas Elliman Senior Executive Regional Manager of Sales for the Hamptons

"We entered the 2021 market coming off of the strongest year in history and incredibly, that strength has continued. New signed contracts remain strong, as do our overall numbers, and we're on pace to match or even outperform 2020. Ultimately, the fourth quarter will let us know where we will end up, but we're heading into the end of the year with momentum, more inventory, and a lot of qualified and highly motivated buyers in circulation. We are still seeing that homes that are correctly priced will go into a multiple bid situation and that shows us that the buyers are still here and they are serious. Well into Fall, the pulse of the Hamptons remains exciting and invigorating. There is a sense that people are here to stay — there was no mass exodus at the close of the summer season. The cafes and restaurants are full, store fronts are open and there are no vacancies. All of the main streets throughout the towns are a buzz. The market remains robust and I think that will continue through the final quarter."

## Judi Desiderio, CEO and Broker of Town & Country Real Estate

"The activity for the final quarter will be primarily determined by the containment of the [Covid-19] virus and, as always, any stock market reverberations. We're seeing more inventory come on though prices for the 3 Ls — land, lumber, and labor — as I call them, remain high. Therefore, builders are unable to replace inventory at the same prices. Purchasing a new home versus a resale, has always been the golden ring, after all the only scent that's better than a new car smell is a new house smell!"

## Ernie Cervi, Regional Senior Vice President of the East End at The Corcoran Group

"There has been a sustained high-end buying spree across the East End as we progress through 2021. Sales of significant Hamptons properties priced over \$3 million nearly tripled during the second quarter alone versus 2020, while the region's sales volume over the same period soared 129 percent. I can report this momentum has certainly carried over into fall. Demand for homes is still remarkably strong and there is no shortage of would-be buyers. The problem is where to put them! Our very limited inventory remains a challenge and now is an ideal time for owners who may be on the fence, to list their home for sale. All indicators point toward a strong finish to the year, and beyond. Many rentals for the 2022 season are already spoken for, so it's fair to say we are looking at a competitive environment across the board. Those looking for their own piece of the East End need to come prepared. However, I always believe that the unparalleled lifestyle, history, and recreational opportunities that residents are able to enjoy here definitely make the effort worthwhile!"

## Chris Nuzzi, Executive Vice President and Regional Director of Advantage Title

"I believe that Q1 of 2022 will reflect much continued interest in owning a property on the East End. While it's difficult to predict how the political and regulatory environment will affect investment overall, we still see an ongoing purchase trend focused on investment and full-time properties. This trend spans the North and South Forks, as well as Shelter Island. In helping clients facilitate these purchases, Advantage's attention has been on expediting our services and offering due diligence reports early in the negotiation process. Inventory shortages and high demand have strengthened a seller's market and bidding wars have been affecting sales prices. Timeliness is key; knowing an easement exists to the water offering access, building restrictions on vacant land or judgments and liens affecting the property, these are all aspects of a title report, and they provide critical information to a prospective buyer and their counsel. I'm excited about the prospects of the coming year and look forward to a continued robust real estate market that is a major economic driver for our area."

## Dana Trotter, Real Estate Associate Broker at Sotheby's International Real Estate

"We've had unprecedented circumstances and record levels of activity during the last eighteen months of the pandemic, so I expect the 4th quarter to slow down a bit in a return to normalcy. Coupled with the fact that our inventory is at an all-time low, certain buyers are feeling more patient. However, it still requires quick, decisive action to purchase in a competitive market as compelling properties are trading within days of listing. Competition

and lack of inventory aside, there are still properties with good value to be discovered as well as some off market opportunities for confident buyers. It's a great time to be in the Hamptons."

## Adam Miller, Legal counsel and proprietor of The Adam Miller Group

"Our September has been busier than expected. While the summer can oddly enough be a slower time in real estate (because people are actually enjoying their summer homes), September brings a wave of new deals from the renters that turn into buyers or those who intend to upgrade or even leave the area. I am seeing good properties sell quickly and I would anticipate the same to continue in the first quarter of 2022. Not only are rates historically low, the Hamptons offer unique properties in which extended families can gather. Our firm has also seen an uptick in land use related work. For example, our attorneys can handle and oversee applications with various regulatory boards to seek relief from the regulatory code. I would expect this to continue, as well as people looking to maximize their use for their ever evolving needs."

## David Zazula, Real Estate Salesperson at Saunders & Associates

"2021 has been a very good year historically. Not as many transactions as 2020, but we may never see that kind of activity again. Having a house outside of city is viewed as a necessary tool in the 'tool box,' for those that can afford it. The basic requirements a house and property offers gives comfort in times of stress. I see this trend continuing throughout the remainder of the year, and well into 2022. Geographically, the Hamptons is well situated to appease the ever growing demand of those living in the tri-state area. It gets them out of harm's way, and into the 'country.' So,

sales and rentals will continue to be in demand, with affordable rentals becoming a thing of the past. There is a tremendous demand for year round rentals, but they are few and far between unless price is not much of an impediment. Such is the current state of affairs on the East End of Long Island."

## Cindy Scholz, Real Estate Broker at Compass

"I remain optimistic that we will continue to see movement in the market as new inventory comes on. However, I do not see prices adjusting downward in response to the new inventory. Overall the Hamptons does not have an abundance of inventory, and the buyer demand will continue to outweigh the product. This summer, the residential climate in the Hamptons was strong, with bidding wars and all-cash offers increasing significantly. Days on the market continued to decrease throughout the summer. We anticipate the ultra high end, above \$10 million, and the attainable market, below \$2 million, to be some of the more active subsets in the market. The approachable price points have the deepest buyer pool, with a more extensive makeup of persistent millennial buyers. The ultra-luxury market is being carried by a strong year in the equities market paired with tremendous tech windfalls. We see continued steady demand for turn-key products, which we attribute to attractive lending packages, and more importantly, the opportunity costs for time spent renovating second homes."

Compass HQ also reported: "A preliminary look at Q3 shows nearly a 50 percent decrease in recorded closings and just over a 30 percent decrease in sales volume compared to 2020. In contrast to 2019, however, closings are flat, and sales volume is up 56 percent. These numbers will evolve as more data becomes available."



# Artist Larry Rivers', Home

## Where He Lived and Worked in Southampton Hits the Market

By Ty Wenzel

**L**arry Rivers was an American artist, musician, filmmaker, and occasional actor. Rivers resided and maintained studios in New York City, Southampton, and Zihuatanejo, Mexico. The property on the East End just hit the market for \$8,495,000 and is represented by Michaela Keszler and Paulina Keszler of Douglas Elliman.

The five bedroom, six and a half bath home was gut renovated and updated in 2008. The renovations brought the house up to date while still respecting and highlighting its original 1980 authenticity. Upon entering the front door, the natural light and original stained glass windows set the mood for the entire home as you enter the large entrance hall.

The fine details and artistry is showcased throughout the house with the stained glass windows, stair details, and antique doors. The carefully curated renovation enhanced the experience and existing beauty of this home. The sizeable expansive kitchen is one of the many focal points of the first floor, with overflow into the spacious den, an informal dining area, and plenty of counter space. The French doors add plenty of natural light while adding an indoor-outdoor entertaining experience. The full bathroom services the first floor and has its own mudroom used for access from the pool.

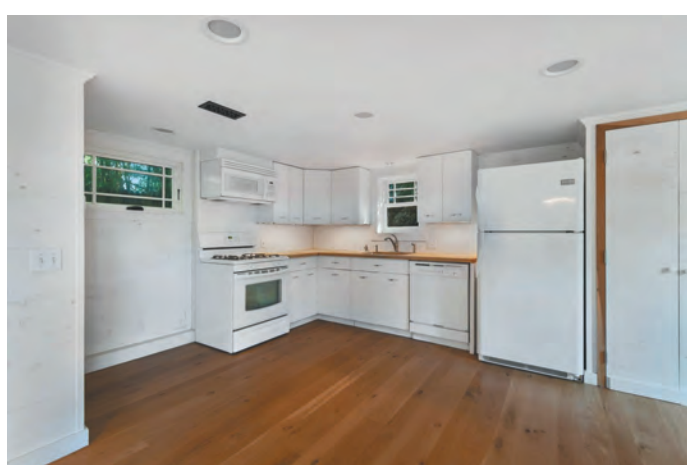
The second floor has four bedrooms, each with its own bathroom. The large sun-soaked primary bedroom has its own balcony, perfect for overlooking the beautiful property. The .5 acres of mature landscaping makes the backyard feel like the perfect oasis, steps from the heart of Southampton Village and Little Plains Beach. Behind the rose bushes and lush greenery, there is a one-bedroom, full-bath guest house with its own kitchen, living room, and patio. The guest house has its own private footpath to Little Plains. Take a step back in time when entering the shed, which was once Larry Rivers art studio, his signature can still be found on the floor.



Photos by Morgan Meyer / Douglas Elliman



Larry Rivers. Photo by Comet Photo AG







# So, you want to throw a party?

It's officially fall. After a summer spent with a full dance card — flitting around the South Fork from one cocktail party to another — why not settle in and host an intimate dinner party with your nearest and dearest? Here, we've selected some expert-level entertaining accouterments to take your soirée to the next level.

## By Zachary Weiss

Lalique Languedoc Green Crystal Vase - \$6,800



Baccarat Harcourt Abysee Caviar & Vodka Set - \$7,500



Cece Barfield Veranda Dinner Plate - \$300



Dada Daily "Baby Won't You Light My Fingers" Candle - \$65



Puisforcat Argent Gourmand Cake Box - \$3,200



Biscuit Zodiac Cocktail Napkins - \$175



Ercuis Tuileries Silverplated Snail Cocktail Picks - \$335



Scully & Scully Leather Table 9 x 16 Seating Arranger - \$250



Dear Anabelle "On Brand" Place Cards - \$60



McQueens Flowers Karino Arrangement - \$275





# The Dee List

## Shop Your Own Closet, While Adding Staples & Accessories

By Dee Rivera, founder of Hamptons Fashion Week



Gloria Lee  
asymmetrical silk  
shift dress - \$225



Photo by Eric Vitale



Stella + Ruby crystal star  
earrings - \$46



Dr. Asbasia Mikhail,  
founder of Stil Trust.

If you're stuck wondering how to vamp up your style, the answer might be in your very own closet!

Dr. Asbasia Mikhail has created a platform for women who, just like her, needed fashion help. It's easy to blame lack of budget: "I just don't have the money to shop for nice clothes." Or maybe you don't have the time to spend shopping and reinventing your style.

This is where Stil Trust comes in. This is the platform for women who want a quick and easy way to "Style on a Budget." The service offers custom looks by a virtual stylist made from your favorite wardrobe items. As an Emergency Medicine Doctor, Dr. Asbasia went from *Scrubs* to *Shopinista* and is ready to share what she knows with all of us.

Check out these tips:

### Purge your closet

Get rid of any items that are collecting dust in your closet. Get rid of those items that you've been saving because maybe one day you'll finally wear it. Save yourself some space and time by actually investing in clothes that you actually wear.

### Add Accessories to make your wardrobe look new.

Jazz up your outfits with stylish accessories. Whether it's a necklace, a scarf, or a bold belt, find accessories that will help add some flavor to your wardrobe. We recommend these Stella + Ruby star earrings, pictured.

### Eliminate pieces that don't look good or don't fit "you" anymore.

Now that you've gotten rid of clothes that you don't wear anymore, it's time to take it to the next level and eliminate pieces that are no longer "you" or are no longer in style. Eliminate pieces that don't go well with your other clothes, that you wouldn't be able to mix and match with or incorporate into any of your other outfits. Being able to mix and match is important because...

### Don't be afraid to mix and match

Take some of your clothes and make different combinations to see how many outfits you can get out of the clothes you already own. Mix things up by layering different vests, jackets, or cardigans over your outfits. Create your own lookbook! You can always take a dress like this one from sustainable fashion brand Gloria Lee (pictured) and add sneakers for Day and heels for a night on the Town.

### And Finally, use your current wardrobe to plan future outfits.

Just because you don't have the time to go shopping right now, doesn't mean you'll never be updating your closet with new pieces from time to time. Examine the clothes and styles you have now, and think about what you can use to create a brand new outfit. Maybe you just need a new pair of pants to go with a great top you already have. Or maybe you have a great skirt that could be paired with a new jacket. Do you have a jacket in mind? Start thinking of buying new pieces that will enhance what you already own and keep your current wardrobe fresh.

Save money by shopping in your own closet! And look out for Dr. Asbasia Mikhail's new fashion platform that will help enhance your style even further without making your wallet cry.



# Shop Local Spotlights

There's no place like home.



## MECOX GARDENS

**About:** Mecox Gardens carries an assortment of merchandise including rustic furniture, charming antiques and mid-century pieces for your home and garden. The Mecox Collection is an exclusive line of furniture featuring collections of iron, rattan, rope, and teak merchandise, along with custom upholstery and unique mirror designs.

**Fun Fact:** The store is named after Mecox Bay. The owners originally lived in Water Mill on Flying Point Road and took their dogs to the bay every morning.

**Giving Back:** Mecox Gardens supports the Animal Rescue Fund of the Hamptons in East Hampton.

**Day Off:** The owners of Mecox Gardens enjoy their dogs and garden on their day off, as well as wine and food.

**Location:** 257 County Road 39A, Southampton

**Website:** mecox.com

**Instagram:** @mecoxgardens

*Above: Natural Mango Wood and Cane Buffet, \$1,675*



## HOMENATURE

**About:** Homenature began 20 years ago with a small space on Main Street in Amagansett. Two decades later, Homenature has grown from its humble beginnings to a national lifestyle brand. Homenature believes in natural materials, fair pricing, and treating the earth with respect. They design many of their products and mix them with hand-picked vintage and unique natural products.

**Fun Fact:** Homenature was the first store in the Hamptons to have 20th century modern vintage furniture.

**Giving Back:** Homenature supports World Wildlife Fund and Habitat for Humanity.

**Day Off:** When owners John Heilmann and Tim DiSalvo are off for a day, they enjoy going out on their boat.

**Location:** 2 Main Street, Southampton

**Website:** homenature.com **Instagram:** @homenaturestore

*Above: Pair of Sandgate Square Table Lamps, \$1,700*



## INDY HOME

**About:** In the spring of 2019 Beverly Bartfeld opened Indy Home in Montauk. The shop includes a curated collection of beach house-chic designs, including chairs, couches, tabletop items and throw pillows. Beverly loves finding unique pieces that are both comfortable and affordable for her clients.

**Fun Fact:** Indy Home offers a variety of beautiful hand-made items. Many clients comment that the store feels like home when they visit and want to move in!

**Giving Back:** Indy Home supports the Montauk Food Pantry.

**Day Off:** Beverly's favorite activity on her day off is boating with her family.

**Location:** 71 S. Elmwood Avenue, Montauk

**Website:** indyhomedesign.com **Instagram:** @indhomedesign

*Above: Cosmo Small Mirror in Whitewash Finish, \$385*



## By Lisa Frohlich

*The key to creating a home you love is filling it with meaningful objects and giving it character that represents your style. Whether you just purchased your summer home on the East End or you are redesigning your forever home, the Hamptons have many design stores to choose from. Several of these shops are owned by local interior designers who have a keen eye for Hamptons signature style. If you can't decide whether to go bold with color or stay sleek with neutrals, these experts can weigh in. In the spirit of supporting small local businesses, I have rounded up my favorite home decor stores across the Hamptons. And all these great local stores give back to charity.*



## SEA GREEN DESIGNS

**About:** Sea Green Designs was started in 2000 as a boutique home furnishings and accessories shop, as well as an interior design business. You can shop a curated collection of everything you need to create your unique coastal retreat. Located in the heart of Southampton Village, Sea Green Designs is open year-round.

**Fun Fact:** Sea Green Designs focuses on sustainable products whenever possible. They help clients create their designs with eco-friendly choices. Their mission is to educate the consumer about the benefits of sustainable living.

**Giving Back:** Sea Green Designs is involved with the Southampton Arts Center and The Nature Conservancy

**Day Off:** Owner Shannon Wiley loves going to the beach on her day off.

**Location:** 68 Jobs Lane, Southampton

**Website:** seagreendesignsllc.com **Instagram:** @seagreendesigns

*Above: Doris Trays in Turquoise, Set of Two, \$750*



## COLLETTE HOME

**About:** Collette Home launched in 2000 and is a female-owned luxury home and fashion consignment establishment. Uniquely curated with eco-chic options, Collette also offers interior design services in six Hamptons locations. Every visit to the store is a unique experience with inventory changing daily.

**Fun Fact:** Collette Home offers estate sale services and clients can trust Collette Home to coordinate all the details involved.

**Giving Back:** Collette works closely with Angela's House in Medford. This is a Long Island based non-profit organization that assists families with children that have special health care needs.

**Day Off:** When owner Tisha Collette isn't busy in one of her six locations, she enjoys captaining her boat with family and friends.

**Location:** 2231 Montauk Highway, Bridgehampton

**Website:** collettelifestyle.com

**Instagram:** @collettelifestyle

*Above: Arteriors Small Brass and Crystal Chandelier, \$2,295*



## WEST OUT EAST

**About:** West Out East combines style with function and represents a clean, understated design aesthetic. Their East Hampton showroom features decorative lighting, indoor and outdoor furniture, closets, storage media systems, and home accessories. All designs are made with unique details and quality materials. The East Hampton location is set up to feel like a move in ready space. Clients like to see the pieces in a home-like setting so they can envision the designs in their own space.

**Fun Fact:** West Out East has a small herb garden that is planted outside of the showroom. When they host events, they use their own mint and lavender to garnish the cocktails.

**Giving Back:** One of the organizations that West Out East gives back to is DIFFA - Design Industries Foundation Fighting Aids. West Out East holds a silent auction each summer in their East Hampton location to help raise money for this cause.

**Day Off:** When owner West Chin has a free moment, you can find him fishing in Amagansett, gardening, or cooking for friends and family.

**Location:** 25 Newtown Lane, East Hampton

**Website:** westouteast.com

**Instagram:** @west\_out\_east

*Above: A collection of Italian handmade vases, platters, and bowls. The pieces pictured are the Flute vases (left), the Canne vases (right), and the Ciotole bowls. The prices vary from \$185 to \$350 depending on size.*





HAMPTONS COMMERCIAL  
REAL ESTATE TEAM

Servicing the East End  
of Long Island for all  
things commercial.  
50 closed in transactions 2021.



Three Mile Harbor Road, East Hampton Expansive Commercial/Restaurant Property



Shrubland Road, Southampton  
Southampton's Only Waterfront Resort Property



Indian Wells Highway, Amagansett  
Renovated Commercial Barn Variety of Uses



Park Place, East Hampton  
Expansive Retail Building in East Hampton Village



Washington Street, Sag Harbor  
Prime Retail Building with Apartment in Sag Harbor Village

For a confidential consultation  
regarding your property or small  
business please contact:

Hal Zwick  
Licensed RE Salesperson  
hal.zwick@compass.com  
631.678.2460

Jeffrey Sztorc  
Licensed RE Salesperson  
jeffrey.sztorc@compass.com  
631.903.5022

Hal Zwick, Jeffrey Sztorc, Licensed Real Estate Salespersons. Real estate agents affiliated with Compass are independent contractor sales associates and are not employees of Compass. Equal Housing Opportunity. Compass is a licensed real estate broker located at 90 Fifth Avenue, 3rd Fl. NY, NY 10011. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Compass makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. To reach the Compass main office call 212.913.9058.

@HamptonsCommercialRE  
HamptonsCommercialRE.com

COMPASS  
COMMERCIAL