

# HAMPTONS REAL ESTATE SHOWCASE

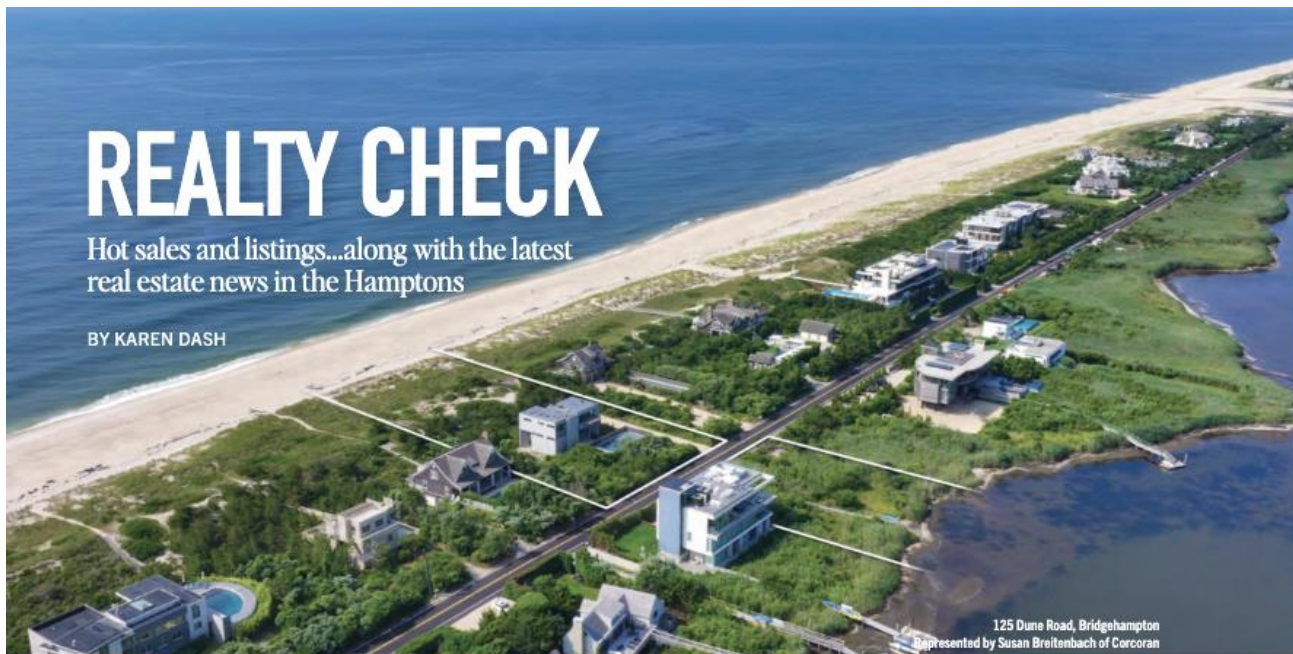
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## REALTY CHECK

Hot sales and listings...along with the latest real estate news in the Hamptons

BY KAREN DASH



125 Dune Road, Bridgehampton  
Represented by Susan Breitenbach of Corcoran

Independence Day! Let's ignore the usual nonsense from Washington DC, of which more later. Instead, everyone celebrate with barbecues, watermelon, fried chicken, fresh fruit and flag cakes. Since this is the Hamptons, add some Whispering Angel and \$120-per-pound lobster salad to that menu.

### NEW: THE NEW NEW

So, what's the latest in local real estate? First up is a jaw-dropping new estate from BJC Custom Builders. 150 Edge of Woods in Southampton sprawls across 10,000 square feet of pure luxury, set on nearly 2 acres of rolling land. It's all about space and style, from the towering ceilings to the open, airy layout. And thanks to the Western exposure, epic sunset views cap off each night.

But don't take our word for it! Corcoran agents **James Peyton** and **John Frangeskos** say "Set on two private acres, this 10,000-square-foot new estate is the full package—grand in scale, rich in detail, and loaded with resort-style amenities. Built by BJC Custom Homes, every inch—from the gourmet chef's kitchen, gym, and theater to the sunken tennis court, pool, and spa—is designed for elevated living and unforgettable entertaining."

Let's not ignore function. With 8 spacious bedrooms and 11 full bathrooms (plus one half bath), you'll never be in short supply of space or privacy. Two primary suites—one on the main level and another

upstairs—make this ideal for multigenerational living or impressing guests with a sleepover they'll never forget. Of course there's a huge kitchen, with a formal dining room with a built-in bar, perfect for all your fancy dinner parties, and mounds of sitting areas.

The estate's outdoor living spaces will have you living your best resort life. An oversized pool and spa, a poolside cabana for when you need a little shade, and a private tennis court for that Wimbledon fantasy. All of it is surrounded by beautifully landscaped, park-like grounds.

And we haven't even gotten to the real fun yet. The finished lower level is a destination in itself: home theater? Check. Gym and wellness center with sauna and steam room? Double check. Recreation area, custom bar, and a cozy outdoor living room for relaxing under the stars? You better believe it. All this gorgeousness is available for \$12 million, a mere bag of shells, as Ralph Kramden would say.

### BUH-BYE HAMPTONS

**Bethenny Frankel** has officially kissed the Hamptons goodbye — and oh, Connecticut too — as she packs up her empire (and Skinnygirl margarita mix, probably) for Florida. Because what's a mogul to do if not sell off multimillion-dollar properties like old handbags?

Back in April, word got out that the Skinnygirl queenpin had finally found someone to bite on the first Hamptons home she ever bought. Nestled next

to a scenic 50-acre preserve, the main house and its sidekick guest cottage were unloaded in two separate deals for a grand total of \$5.2 million. Not exactly a fire sale, but not quite the asking price either.

Douglas Elliman power brokers **Noble Black** and **Erica Grossman** had been trying to offload the place since September 2024, originally listing it at a confident \$5.995 million. But reality bites, and by December they'd dropped the price to a humbler \$5.294 million, before finally getting a bite in February.

This little slice of Hamptons heaven — a 0.76-acre plot overlooking that aforementioned preserve — was originally scooped up by Bethenny in 2013 for \$2.65 million. She paid \$2 million for the main pad and tossed in another \$650,000 for the baby lot next door. This was shortly after she sold Skinnygirl Cocktails for a casual \$100 million. You know, regular post-breakup retail therapy.

While she spent the next decade locked in a never-ending divorce saga (and bickering over a Manhattan apartment), this house made cameo appearances during her second run on *The Real Housewives of New York City*. The main house serves up 2,500 square feet of coastal chic, four bedrooms, three bathrooms, a bluestone patio, lush gardens, heated granite pool, and spa. Because a mogul's mansion without a spa is basically a sad Airbnb. The pool house, once the scene of *Housewives* dinner party drama (and likely a few overly boozy arguments),

now includes a half-bathroom. Naturally, Bethenny made sure there's a full-blown outdoor kitchen — because grilling is glamorous now. The guest cottage on the adjacent lot is a cozy 600-square-foot crash pad with designer everything.

Technically, the properties were sold by Bridge Love and Bridge Love III LLCs — very subtle, Bethenny — and bought by Maglish LLC and Kevin Conroy for \$3.675 million and \$1.525 million, respectively. Because nothing says luxury real estate quite like a chain of anonymous-sounding LLCs.

So long, Hamptons. Florida, prepare yourself — she's coming in hot.

## SO—SALES?

Sales on the South Fork are great. As **Jonathan Miller** of Miller-Samuel says, "More owners, fewer renters." Shocking stuff.

Getting back to Washington DC nonsense, as Wall Street clutches its pearls over every erratic move in Donald Trump's never-ending trade tantrum, the Hamptons couldn't care less. Demand for lavish beach homes is not just steady—it's booming. Prices have skyrocketed, because of course they have. While the rest of the country debates grocery bills, the Hamptons are debating ocean vs. bay views.

Meanwhile, **Susan Breitenbach**—a real estate powerhouse with the Corcoran Group and likely on speed dial for the 1%—has been so busy selling mega-mansions, she already beat her 2024 numbers. Her recent conquests? A \$17.5 million Dune Road oceanfront pad in Bridgehampton, a \$13 million



**BYE-BYE HAMPTONS**  
Represented by Noble Black and Erica Grossman of Elliman

Amagansett escape, and a \$5.6 million spot in Southampton. Oh, and let's not forget the \$21 million "cottage" on less than an acre in Sag Harbor. Just your average week, really.

"I was shocked," said Breitenbach. Turns out, when global markets wobble (like they did after Trump dropped his "Liberation Day" tariffs and stocks threw a tantrum), luxury homes in glitzy playgrounds start looking like the responsible investment. After all, you can't vacation in a stock portfolio. The OECD even downgraded its 2025 U.S. economic forecast—from 2.8% to 1.6%—citing Trump's trade policy. The Hamptons yawned and listed another beachfront estate.

## NEW DIGS

Over in Tuckahoe, **Georgina Bloomberg**, daughter of

former NYC mayor and billionaire overlord Michael Bloomberg, has plopped down over \$4 million for a waterfront home. On Cold Spring Point Road, the 3,000-square-foot house boasts four bedrooms, four-and-a-half baths, and the kind of open floor plan that makes you feel important just by stepping into it. The real draw, though? Large windows that offer panoramic views of Cold Spring Pond and Great Peconic Bay. Because if you're spending \$4 million on a house, you need a view that screams "look at me, I'm living my best life."

Originally listed for \$4.295 million in January by **Brenda Giufurta** at Douglas Elliman, the sale closed on May 29, setting a new pricing benchmark for the area. So, in case anyone needed proof that Georgina's family isn't just slightly more successful than the rest of us, here you go.

Inside the home, you'll find all the usual luxurious touches: a great room with a stone fireplace, a chef's kitchen with top-of-the-line appliances (because why cook on anything less?), a butler's pantry (match), and a screened-in sitting room overlooking the water.

Upstairs, there are four en-suite bedrooms, including one with a balcony overlooking the water and a primary suite that has its own covered porch. But wait, there's more: the property includes 100 feet of newly bulkheaded waterfront and an outdoor shower—because nothing says "luxury" like showering in the open air while admiring your \$4 million property. The house itself was built in 2012 by Southampton-based architect **John David Rose**.

The local community boasts a private beach, tennis



**150 Edge of Woods Road, Southampton**  
Represented by James Peyton and John Frangeskos of Corcoran



## REALTY CHECK



courts, pickleball courts, and basketball. And if you're into golf (because obviously, you are), you're flanked by world-class golf courses like Sebonack, Shinnecock, Southampton, and National. Just a casual flex.

Georgina's new place is just down the pond from Michael Bloomberg's sprawling Southampton estate, "Ballyshear," a 22,000-square-foot mansion overlooking Peconic Bay, sitting on 35 acres, and adjacent to National Golf Links of America.

Georgina, an equestrian, philanthropist, and mom, is no stranger to luxury. She spends time in Wellington, Florida—aka the winter Hamptons for the horsey set. Yep, pretty much way more exclusive than you can afford. Sorry. Next time, be born to a zillionaire like Michael Bloomberg.