

# HAMPTONS REAL ESTATE SHOWCASE

THE PREMIER LUXURY HOME AND LIFESTYLE MAGAZINE

Memorial Day 2025

## REALTY CHECK

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

BY KAREN DASH

Rosemary Lodge

Represented by Steven Dorn of Brown Harris Stevens

It's that time again. Someone somewhere blows a whistle and the season is upon us! This year feels different, though. Is it the economy? The new presidency? Global uncertainty? Who knows. The best thing is to enjoy ourselves as well as we can in this paradise and let the problems take care of themselves, at least for a while.

### OLD HOUSE LOVERS: YOU WIN SOME

One of the stately old grand dames of the Hamptons has been listed for sale. Repped by Brown Harris Stevens agent **Steven Dorn**, Rosemary Lodge is yours for \$14.25 million. It's a gorgeous old place from the Gilded Age in fabulous condition.

The house was originally built in 1884. Reverend Henry Turbell Rose, from Massachusetts, purchased a half-acre of farmland from his uncle for \$50. (Yes—Rose Hill Road is named after the Rose family, not flowers. See also the Hedges Inn, ha.) Uncle Rose was fine with selling to his nephew as long as his ocean view remained intact.

The house is still in the original luscious Shingle Style, with English Arts and Crafts touches (dig the William Morris wallpaper and exposed beams). Reverend Rose was an enthusiastic

woodworker, so many of the rooms include built-in seating (a nod to Arts and Crafts). Paneled walls and ceilings are inscribed with quotations from Shakespeare and each ground floor room is paneled in a different wood: ash, cherry, oak, and sycamore. The minister also carved flowers, ships, butterflies and birds into the wood. So charming.

With increasing traffic on Montauk Highway

during the 80s, the house was moved in 1985 about a half mile away, closer to the ocean. Owners R. Allan Cordingly and Elford A. King reoriented the house to face south on a larger 0.93-acre parcel.

Additions and renovations over the years have included a porch and dormer, a pool, and a completely darling pool house that mimics the



322 Rose Hill Road, Water Mill  
Represented by Steven Dorn of Brown Harris Stevens



12 Further Lane, East Hampton  
Represented by Paul Brennan and Martha Gundersen of Elliman

main house. Today, Rosemary Lodge includes five bedrooms and four and a half bathrooms set on 4,110 square feet.

While retaining original charm, the lodge is completely up to date. The kitchen boasts a pro gas stove and a huge island. The primary suite's bath is bang up to date, as is the second floor media room which also includes a fireplace.

The pool house includes a full bathroom and an outdoor shower. The exterior also includes a lovely rose garden, a vegetable garden, and an outdoor kitchen. There's an exercise room and even an electric vehicle charging station, ensuring that Rosemary Lodge offers the best of the 19th and the 21st centuries.

#### OLD HOUSE LOVERS: AND YOU LOSE SOME

Sigh. OK, we are trying to get the red mist out of our eyes. A rather lovely old house on Further Lane next to the Maidstone Club has been purchased for \$12 million by a British real estate developer and then demolished. Douglas Elliman's **Paul Brennan** and **Martha Gundersen** repped both the buyer and seller.

British real estate moguls **Laura and Nick Capstick-Dale** acquired the five-bedroom Arts and Crafts-style home, celebrated for its exposed beams, fairytale charm, and sweeping views of Hook Pond and the Atlantic. Rather than preserve the existing structure, the couple opted to raze it and build anew.

"This off-market sale was an extraordinary one in the way things aligned. It's probably one of our best deals," said Brennan. Gundersen added, "The existing home overlooks the Maidstone Golf Club with beautiful views of the pond and golf course, plus, the most awe-inspiring sunsets. It was truly a rare opportunity. Not many houses have sold or changed hands in this area, so this sale was a major coup."

With neighbors including high-profile names like **Woody Johnson** and unobstructed views of the ultra-private Maidstone Club, homes in this particular location tend to be generational and so come up seldom. The new residence is expected to echo the quiet and traditional history of its setting—we hope so.

#### BUT THEN AGAIN...

A waterfront compound of lovely old Sag Harbor houses, owned by top designer and serial renovator **Steven Gambrel**, sold in February for \$21 million. **Susan Breitenbach** at Corcoran represented the property, which had been asking \$25 million. The broker could not be reached for comment.

The lucky anonymous buyer scored a restored 1790s main residence, a waterfront guest house, and a stone dining pavilion set on an 0.87-acre parcel on Sag Harbor Cove. There's a pool and its own dock—extremely coveted features in Sag Harbor! All of Gambrel's home designs are stunning, not to mention respectful of historic style.

Gambrel bought the property in 2002 for \$1.55 million and spent many years restoring the property like a jewel. This is the first time the property has been available for sale. Gambrel also flipped two old houses on Sag Harbor's Glover Steet; one sold for \$6.25 million while the other traded at \$6 million.

#### CHANGES

Douglas Elliman has named **Charles Manger** as Executive Sales Manager for its Southampton and Bridgehampton offices. Manger, a seasoned executive with over 25 years of leadership experience spanning real estate, finance, and technology, joins the brokerage from Compass, where he previously held a managerial role.

In his new position, Manger will focus on elevating the brokerage's market presence, supporting agent development, and strengthening the Elliman brand across the Hamptons. His impressive track record includes a pivotal tenure as Vice President and Executive Director for Eastern Long Island at Brown Harris Stevens, where he helped establish and grow the firm's East End footprint. He later expanded into finance, holding advisory roles at JPMorgan Chase and UBS before returning to real estate leadership.

A lifelong Hamptons resident with deep family roots in Southampton Village, Manger brings not only professional expertise but also a personal connection to the community. His intimate



## REALTY CHECK



knowledge of the market, paired with a broad network that spans from Montauk to Manhattan, uniquely positions him to lead with both insight and influence.

Beyond his professional role, Manger is actively engaged in local initiatives. He serves on the board

of The Southampton Town Aquatics & Recreation Corporation (STAR), where he is helping to bring the long-awaited STAR AquaCenter to life—an indoor pool and wellness facility for year-round community use. A former competitive swimmer, the project represents a deeply personal passion for Manger and reflects his ongoing commitment to giving back to the East End.

Also at Douglas Elliman, top Hamptons agent **Agnes Wanielist** has joined the firm's Sag Harbor office. Known for her strategic market insight, meticulous eye for detail, and unwavering commitment to her clients, Agnes brings over a decade of experience in luxury real estate to the role. She makes the move alongside longtime collaborator **Chelsea Redick**.

Agnes began her career at Corcoran, quickly rising through the ranks to become the #2 agent in Sag Harbor before transitioning to Compass, where she continued to build her business with a discerning Hamptons clientele. In 2024, she and Chelsea closed the year with nearly \$60 million in sales volume, including a standout \$20.13 million transaction at 19 Sagg Pond Court—one of the

highest recorded sales in the Hamptons that year, with the duo representing both buyer and seller.

Splitting her time between Tribeca and Sag Harbor, Agnes balances a thriving real estate career with family life, raising two young children with her husband. Her move to Douglas Elliman marks a new chapter in an already distinguished career.



Charles Manger



Agnes Wanielist