

2025 – TOP TEN SALES

1. 408 FURTHER LANE, AMAGANSETT \$115,000,000

In 2025, the East End real estate market made history in a big way. The sale of 408 Further Lane in Amagansett was a record-shattering \$115 million — marking the most expensive single residential parcel to ever sell on the East End, though it is unclear which brokerages were involved in the off-market, nine-figure deal that closed on July 31. The identity of the buyer, listed as “Brise Lontaine LLC,” was shielded. But according to published reports, the seller was former Yahoo! and Warner Bros. Chairman Terry Semel. In 2006, the New York Post reported that Semel bought the home and 8.5-acre property for \$43 million — through his Windsor Digital Studios company — from Stephen A. Schwarzman, the billionaire CEO and founder of Blackstone. He paid \$1 million more than asking price. Schwarzman had originally grabbed the property at auction in 1992 for just \$4 million, the Post reported, which had slightly more than 15 acres, but 6.1 acres of it was deeded to The Nature Conservancy in the early 2000s. At the time, the property included a “rustic” five-bedroom cottage, according to Brown Harris Stevens marketing materials, as well as some of the last structures designed by architect Charles Gwathmey before he died in 2009. The \$115 million sale broke the record for the most expensive Hamptons sale, which previously belonged to Jule Pond, a 42-acre waterfront estate in Water Mill, which sold for \$105 million in October 2021.

2. 165 SURFSIDE DRIVE, BRIDGEHAMPTON \$58,000,000

Luxury real estate developer Joe Farrell said a fond farewell to the 8,600-square-foot manse at 165 Surfside Drive in Bridgehampton on November 14 — walking away with a whopping \$58 million for the new modern build. The home’s inaugural buyer is rumored to be Wyc Grosbeck, the former lead owner of the Boston Celtics, as reported by the New York Post, though the buyer’s identity is protected by a limited liability company. Richard Steinberg of Compass brought the buyer, in collaboration with Greg Gould and Dominic Couzens of Hedgerow Exclusive Properties. The last asking price for the property was just shy of \$70 million. “My buyers were looking for a turnkey property that was in immaculate condition with direct ocean views,” Steinberg said. “Since this home was newly constructed and never lived in, with spectacular ocean views, it checked all the boxes.” Sitting on over 1 acre of land, with 125 feet of direct beach frontage, the home was crafted by Farrell Companies, Will Minnear Architect and landscape designer Hampton Yards. The entry leads to a great room with floor-to-ceiling windows, blending indoor and outdoor living, and the kitchen, with custom millwork from Cuffo Cabinetry, is the heart of the home. Eight bedroom suites are spaced throughout the home. A floating staircase leads to one on the second level, complete with a sitting room or office, dual closets and a bath. Six additional bedrooms open to a grand terrace overlooking the beach. On the uppermost level, a 4,400-square-foot roof deck features a covered dining area, bar, spa and putting green, surrounded by uninterrupted ocean and sunset views, according to the listing. Outside, the property includes an oceanfront pool and a heated six-car garage.

3. 125 MID OCEAN DRIVE, BRIDGEHAMPTON \$57,000,000

Just \$1 million, or less, separates the next three top spots. In a \$57 million off-market deal on October 22, the striking modern estate at 125 Mid Ocean Drive in Bridgehampton traded hands between Shutterstock founder Jonathan Oringer — represented by Erica Grossman, Paul Brennan and Martha Gundersen of Douglas Elliman — and an unnamed buyer brought by Terry Cohen of Compass. The buyer’s identity is shielded by a limited liability company. “What made this one special is simple: It’s true oceanfront, built and maintained to the highest standard,” Brennan said of the sale. “There aren’t many like it. When something of this caliber comes to market, buyers recognize it right away and act quickly.” The eight-bedroom, 12-bath home spans 10,300 square feet and sits on nearly 2.2 acres of some of the most sought-after oceanfront property in the Hamptons, according to the listing. In fact, the ocean can be seen and heard from almost anywhere on the property. Design details were carefully considered and incorporated in this Barnes Coy “architectural masterpiece,” the listing said. **Built by Ben Krupinski Builder**, the interior features walnut and limestone floors throughout, high ceilings and floor-to-ceiling glass windows and doors. A primary suite sits on its own floor, complete with an office, grand bathroom with a soaking tub and an oceanview terrace. There are also six additional guest suites and a two-bedroom staff apartment. The main floor is home to an open gourmet kitchen, a dining area, a living room and a large den/media room with a custom bar area. Additional rooms include a gym, office, studio and a game room with a private spa area that leads to the pool deck and outdoor space. Patios and terraces add an additional 1,800 square feet of entertaining space, including a heated infinity-edge gunite pool with a spa and sun shelf, an outdoor kitchen, and a living room with a grilling station, fireplace and television. A private lighted walkway leads to the beach.

4. 372 FURTHER LANE, AMAGANSETT \$56,000,000

Technically, this next Amagansett sale is a two-parter, but the larger of the pair of parcels — the oceanfront manse at 372 Further Lane — is the one that made the cut at \$56 million. On February 26, the 10,000-square-foot main residence and its smaller guest house, located next door at 370 Further Lane, traded hands for a total \$70 million between an anonymous seller and buyer.

5. 1010 MEADOW LANE, SOUTHAMPTON VILLAGE \$55,750,000

The \$55.75 million sale of 1010 Meadow Lane in Southampton Village is a bit of a mystery — and likely unfolded as an off-market deal. The listing photo is little more than a hedge. According to Trulia, the 9,600-square-foot home — built in 2008 — includes five bedrooms, six baths and sits on 2.2 acres. The sale closed on August 27 and, no surprise, the identities of the buyer and seller are both shielded by limited liability companies.

6. 294 FURTHER LANE, EAST HAMPTON \$48,500,000

Also firmly tucked behind the hedges is the sale of 294 Further Lane in East Hampton, trading hands between a pair of limited liability companies for \$48.5 million on May 6. The property, just shy of 2 acres, last sold in 2004 for just \$4.75 million, according to Realtor.com.

7. 105 LILY POND LANE, EAST HAMPTON VILLAGE \$46,750,000

Originally built in 1916 for Franklin D. Roosevelt’s secretary of the treasury William H. Woodin, this three-story residence is attributed to renowned architect Grosvenor Atterbury, a visionary of American residential design. And on September 22, it sold for \$46.75 million. Nestled within the original Summer Colony, the home known as “Dune House” boasts views of the Atlantic from its dramatic perch. Thoughtfully updated over the last 100-plus years, the home blends “classic East Coast elegance with timeless architectural detail,” according to the listing. In addition to the primary 2.85-acre lot, the listing also included a separate 1.85-acre off-ocean buildable parcel, presenting a unique opportunity to create a compound. “With its unmatched history, architectural pedigree and development potential, Dune House stands as one of the most significant properties and generational opportunities in East Hampton,” the listing said.

8. 1320 MEADOW LANE, SOUTHAMPTON VILLAGE \$40,000,000

For about seven years, a nearly 18,000-square-foot Moroccan-inspired compound on an oceanfront property in Southampton Village has sat half-built, with no progress made and rumors floating it would be razed. In 2022, the property went on the market as a development opportunity, appearing to seal the fate of the incomplete project. On January 22, the land at 1320 Meadow Lane — 8.1 acres according to the Southampton Town tax bill, but 9.75 acres according to the real estate listing — sold for \$40 million. The previous owner was listed as Meadowcore LLC, a limited liability company that traced back to hedge funder Thomas E. Sandell. Sandell paid \$35 million for the land in 2007. The land has approximately 550 feet of ocean frontage and “panoramic ocean views and deeded Shinnecock Bay access,” according to the listing, which notes, “The expansive estate provides multiple scenarios to create a custom compound, complete with a large main residence, guest house, pool, spa, tennis court, and more.” Tim Davis, an associate broker with Corcoran, had the co-exclusive with Bespoke. Bespoke also brought the buyer. Davis said 1320 Meadow Lane is “the largest oceanfront property on Meadow Lane and it is an extraordinary and amazing opportunity.”

9. 67 SURFSIDE DRIVE, BRIDGEHAMPTON \$32,000,000

The home at 67 Surfside Drive in Bridgehampton may have just sold on April 4 for \$32 million, but it has already flipped into a rental — with an asking price of \$950,000 per month this summer season. Designed by Charles Gwathmey, the original house served as the backdrop of a famous scene in the 1987 film “Wall Street,” where the villain, Gordon Gekko — portrayed by Michael Douglas — says, “Money never sleeps,” as the sun rises over the ocean. In 2016, the 6,700-square-foot, four-bedroom home was recrafted by builder Ed Bulgin, according to the rental listing. Set on 2.2 acres, it offers an oversized, waterside gunite pool and spa, an outdoor kitchen and a private walkway to nearly 190 feet of ocean beach frontage.

10. 1730 MEADOW LANE, SOUTHAMPTON \$32,000,000

Rounding out the Top 10 is an oceanfront traditional in Southampton Village known as “Camp Meadow,” which sold on June 6 for \$32 million, trading hands between limited liability companies. On 3.4 gated acres at 1730 Meadow Lane, the two-story residence has seven bedrooms, seven and a half bathrooms and 8,600 square feet of living space in all. The residence was updated by builder John Hummel & Associates with design by David Netto. “As you enter the very private property through the gates, a winding drive through lush landscaping reveals a true gem,” the Modlin Group listing states. A primary suite upstairs has 270-degree views from ocean to bay, with a sitting area, a large dressing room and a private covered balcony. The second story continues with a pair of library/office spaces, one looking out to the ocean, the other with views of the bay, and a great room with vaulted ceilings and water views in both directions. A formal dining room, a butler’s pantry with a wet bar, a casual family room with a porch overlooking the bay, and an ocean-to-bay kitchen round out the second story indoor spaces, while a deck adds even more entertaining space. Six en suite bedrooms, an entry foyer, a gym, a pool cabana, a wrap-around porch, staff quarters and a laundry center are found on the first floor. Among the outdoor amenities are a regulation north-south Har-Tru tennis court, a pool, a pergola for outdoor dining, gardens and a private boardwalk over the double dunes to the beach.



Camp Meadow at 1730 Meadow Lane in Southampton Village.
COURTESY MODLIN GROUP HAMPTONS

Three of the Top Ten Sales
in the Hamptons
during 2025
were homes built by
Ben Krupinski Builder
#1, #3 and #5.



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