

Summertime is "Porch Time"



In some parts of America, "porching" is a thing. It's a verb, in fact, something you might do on a quiet afternoon from the comfort of your veranda, which may also include reading, sipping wine, watching passersby, or visiting with neighbors. Long, warm summer nights are made for this! From the coasts to the mountain lodges, there are several luxury developments that embrace "porching."

CLICK LINK [OCEAN HOME MAGAZINE](#)

CLICK LINK [HGTV "What You Should Know About Porches"](#)

CLICK LINK [COUNTRY LIVING "Porch Decorating Ideas"](#)



NEW CONSTRUCTION in Southampton Village on a quiet lane. Offering 6 bedroom, 4.5 baths, Heated pool, and 2 car garage. Minutes to shopping, dining and ocean beaches. fabulous front & rear porches. Available for Vacation Rental August through Labor Day \$125,000 [CLICK](#)



RENOVATED HAMPTONS RETREAT with great entertaining spaces inside & out. 3 bedrooms, 4 baths, Heated pool, 2-car garage, screened porch, high-tech digital apps for monitoring/operating all indoor/outdoor mechanical, recreational and security systems. \$1,195,000 [CLICK](#)

[LINK: IN#85396](#)



Be the first to rent this beautiful pristine manse. It offer 7 bedrooms, 7 and ½ baths, large family room with fireplace, formal dining room, master bedroom with fireplace, gym, theater, 2 car garage, Gunite pool with spa and much more on 1.3 acres in a location convenient to everything. This is a great opportunity for the right renter. Available for Vacation Rental August through Labor Day \$75,000 or 2 weeks \$40,000. Extended season available. [CLICK LINK IN#92711](#)

[LINK: IN#52266](#)



WATER MILL OASIS: Just minutes to Flying Point Beach & Southampton Village. Newly updated Traditional Home with heated pool. 4 Bedrooms, 4 Baths. Finished Basement with Home Theater, Gym, Full Bath, Laundry Room, Rec Room with Fooseball, Ping Pong. Available for short term vacation rental and extended season -Call for Details! [CLICK LINK IN#62957](#)

TOMICH ≡ KABOT

INTERESTED IN A HAMPTONS HOME?

Take a Look at 390 Mecox Rd, Water Mill



3-LEVEL TRADITIONAL 7-BEDROOM HOME WITH POOL
390 MECOX RD | WATER MILL SOUTH | \$6,495,000 | WEB # 15218

From the exquisite Tiger Pine wood flooring adorning its sumptuous interiors to the mesmerizing views of the natural landscape to the south, 390 Mecox Road reflects the grace and, indeed, the very soul of Water Mill South. Perfectly situated on a private tree lined street, this gracious three-story, 6550 SF traditional home features 24' entry hall and living room, 7 bedrooms (six en suite), 7 full baths and 1 half bath, 4 masonry fireplaces, 3 bedroom terraces, heated Gunite pool, a large gourmet kitchen tailored for serious entertaining with convenient slider to the outdoor patio with covered terrace and fireplace... perfect for relaxed gatherings and open air dining. Moments away from the Village and ocean beaches.

Click Link: WEB#15218

STUNNINGLY FORDUNE



RARE OFFERING - VACANT LAND
FORDUNE - WATER MILL ESTATE SECTION
Exclusive | \$9,995,000

One of the last oversized vacant lots within the coveted private compound of the former Henry Ford Estate known as "Fordune" is now available for sale. This extremely rare 2.7 acre parcel offers deeded ocean access and ample room for a large estate, pool, pool house, tennis court and accessory structures. Fordune, a luxury enclave south of the highway in Water Mill's Estate Section, is just minutes away from fine dining and luxury shopping on Southampton Village's Main Street. 12 Fordune Court. [Click Link: WEB#04090](#)

[Click Here to Visit TownAndCountryHamptons.com](http://TownAndCountryHamptons.com)

Exceptional Team. Powerful Network.

Team Partner Robert Tomich

As an acknowledged real estate expert from Remsenburg to East Hampton, Robert Tomich has been involved in over \$70 Million in Hamptons real estate transactions. He has been recognized as the top producer for Town & Country Real Estate's elite Southampton office for 2015 and 2016.





Team Partner Linda Kabot

Linda Kabot served for 14 years in Southampton Town government, including 8 years as an elected official. In addition to her extensive knowledge of land use and zoning regulations, she has in depth experience with real estate sales, rentals, subdivision, construction, appraisal, contract negotiations and innovative marketing.



TOMICH ≡ KABOT

How May We Help You?

Whether you are buying, selling, renting, or investing in real estate, you need representation that you can count on. No one knows the Hamptons better and you are assured the deepest guidance, widest connections and unparalleled service that you deserve.

*Call, Walk In, or Email and
Let's Discuss Your Real Estate
Goals*

CLICK HERE FOR MORE ABOUT
THE TOMICH-KABOT TEAM

ROBERT TOMICH

Licensed Associate RE Broker
16 Hampton Road Southampton, NY 11968
O: 631.283.5800 | C: 516.901.7228
RTomich@TownAndCountryHamptons.com

LINDA KABOT

Licensed RE Salesperson | Realtor
16 Hampton Road Southampton, NY 11968
O: 631.283.5800 | C: 631.219.7218
LKabot@TownAndCountryHamptons.com

TOWN & COUNTRY REAL ESTATE

16 Hampton Rd, Southampton NY 11968
132 Main St, Westhampton Beach NY 11978

**TOWN &
COUNTRY**
REAL · ESTATE



TK@TownAndCountryHamptons.com

O: 631.283-5800 x 304

