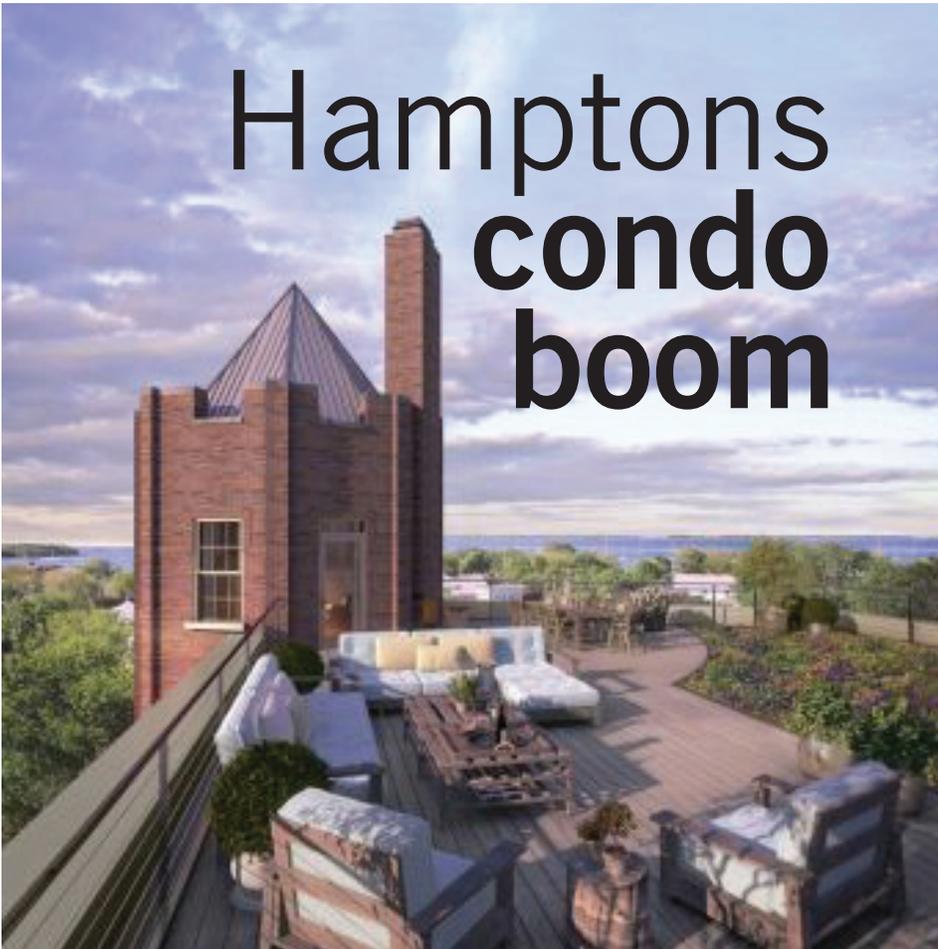


## Hamptons condo boom



A rendering shows the rooftop deck of a penthouse in the Watchcase development in Sag Harbor.

## 200 new units, some with history, all with style

By SANDRA MARDENFELD

**R**ight now, new high-end condominium developments are rising throughout the

Hamptons -- including the much-anticipated Watchcase project in Sag Harbor -- providing summer vacation homes without the fuss or overhead of keeping a house.

Bruce Orr, senior vice president of sales and marketing at Timber Ridge Homes, which is building the Dunes at Westhampton, attributes the East End building burst to two factors. For one, developers are "looking to get greater density in a smaller parcel," he says. And the population is aging. "People are looking for a no-maintenance lifestyle," says Orr, noting that some are looking at these as second homes.

Here's a look at four Hamptons complexes being built right now.

### WATCHCASE Sag Harbor

**WHAT** 64 total units, including 47 lofts with one to three bedrooms; nine town houses with four to six bedrooms; and eight bungalows with one bedroom

**AMENITIES** Heated outdoor pool; doorman; concierge services; driver during summer season (by appointment); The



Watchcase Pavilion, which includes a staffed fitness room, sauna, steam and spa treatment rooms, and

Photo credit: Handout

a catering kitchen; underground parking; rooftop garden; and private storage

**PRICE** Just under \$1 million to slightly over \$10 million

**SIZE** From 1,000 to 4,800 square feet, depending on unit type and number of bedrooms

**THE STORY** Converting a former Bulova Watchcase factory from 1881 into a five-story, 2.3-acre resort-style luxury community has had its challenges.

“We believed it was important to retain as much of the old building fabric as possible, and this has led to a difficult construction process,” says Craig Wood of Cape Advisors Inc., the builder. “Over the past 15 months, the factory has had almost all of the original facade repaired and re-pointed, over 80 timber beams replaced, and the structural integrity of the building restored -- all while dealing with a building that is over 130 years old and had been exposed to the elements and nature and was unoccupied for over 30 years.”



This attention to authenticity -- more than 20,000 bricks were salvaged -- helps to create lofts with exposed original brick and yellow-pine timber beams while maintaining the original factory feel of openness and light through oversized windows and 11-foot-plus ceilings.

The Watchcase team included architectural conservator Baldassano Architecture and Beyer Blinder Belle, which helped restore such places as Grand Central Terminal and the United States Capitol.

The development also contains nine new town houses modeled after the 18th and 19th century houses of Sag Harbor. All units

offer some type of private outdoor space -- the bungalows contain gardens that face the central courtyard -- and, in some condos, there are several spaces, including terraces, patios and balconies.

The property also contains a shared lobby-living room and a lounge area with a huge fireplace where the original chimney once stood.

Finished models will be available for viewing this spring. The project is expected to be completed in summer 2014.

**CONTACT** Cee Brown and Jack Pearson, The Corcoran Group, 631-725-1500.