

THE EAST HAMPTON STAR

SHINES FOR ALL

GUESTWORDS: By Bette-Jane Raphael

Grand Expectations

RECENT LISTING ON HAMPTON REAL ESTATE ONLINE

(www.hreo.com)

1.56 acres, Amagansett South . . . just off Further Lane . . . will inspire architectural genius . . . park-like setting with rolling hills and specimen trees in the estate section of Amagansett . . . premier location that says luxury and resort . . . enjoy privacy . . . short distance from town . . . feel the ocean breeze . . . proximity to . . . ocean beaches . . . room for a substantial home, pool, and tennis court. Permits in place for new construction . . . plans available for a majestic two-story manor house with finished lower level.

UPCOMING LISTINGS

2 acres, South Amagansett. Very South Poughkeepsie. Will inspire financial shenanigans. Park-like setting with roller rink. Says luxury and the Pledge of Allegiance.

Medieval manse on 3 hectares. Finished lower level and catacombs. Short distance from town, long schlep to the city. In the real estate section of The Times. Talks non-stop.

Thornfield, fully restored, on 1.0264 acres. No visible fire damage. Battlements. Bowling alley. Proximity to ocean beach and Chipwiches. Sings "Melancholy Baby."

5 acres just off Manor House Lane. Room for the substantially overweight, pool, and flock of sheep. Whispers sweet nothings.

Blenheim look-alike. 30,000 square feet. Throne Room. Specimen topiary. Feel the breeze. Hear the ocean. See Spot run. Lisps. run. Lisps.

Renovated Keep. Permit in place for new moat. Dungeon. Seating plans available for a majestic two-story dinette. Mouths off.

12-story Byzantine castle. Walk to beach. Swim to Nova Scotia. Great views of Europe. Whistles while it works.

3 acres. Says resort. Permit in place for golf course. Fix in place for casino. Enjoy privacy. Electric fence. Speaks fluent Chinese.

*(Properties will be newly listed and positioned to sell. Sellers will be newly bankrupt and in no position to argue.)

NOTE: In the interest of full disclosure, it should be noted that the manse and keep are located in Very East Amagansett and can only be reached by ocean liner, and that Thornfield is not in South Amagansett, but in South Derbyshire.

However, that 1.56 acres off Further Lane is just where the listing says it is, and take it from someone who knows, having an inspiring piece of property in the neighborhood can be pretty exciting. All of a sudden, the rolling hills are sold, and before you can say "Speculator," the new owner has torn down the 200-year-old farmhouse that nestled among them to make way for a "majestic manor house" with square footage just short of Versailles.

A majestic manor house! The very idea makes one's mouth water, suggesting as it does the advent of new residents who will be infinitely grander than any of their neighbors. Instead of your ordinary hedge-fund mogul arriving by helicopter, or ex-C.E.O. arriving by golden parachute, the Duke and Duchess of Kent could arrive in a phaeton, necessitating a quick decision about what to bring them for a housewarming gift: a bottle of 1959 Chateaufort-du-Pape, or zucchini?

Having aristocracy nearby would be pretty exhilarating, especially if they held fox hunts on the weekends and passed around flagons of ale. Then again, the Duke and Duchess might not have room for a stable, not if they put in a maze.

It's also possible that the Kents don't have a big enough family to fill the manor's profusion of rooms. (The names of these are hard to read on the Web site, but it looks as if one of them might be "Reliquary.") The new residents will have to be people with a lot of children, or a large, extended family. The Hapsburgs might do, if they haven't killed one another off.

The only downside to all of this, as far as the neighborhood is concerned, is how long construction might take. If area residents are hoping to have a quiet summer by the year 2012, they

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should think again. Research shows that it can take a really long time to build a majestic manor house. Buckingham Palace took forever.

What's more, neighbors will have to come to terms with the fact that they are living in an estate section — which up until now they may not have suspected — and that this calls for a certain aristocratic decorum. No more lemonade stands. Garden parties maybe, but ixnay the yard sales.

Finally, while the property in question is described as being in “a premier location that says luxury and resort,” this is one claim that must be refuted. As far as can be determined, nobody has ever heard the location say anything, at least not anything worth listening to.