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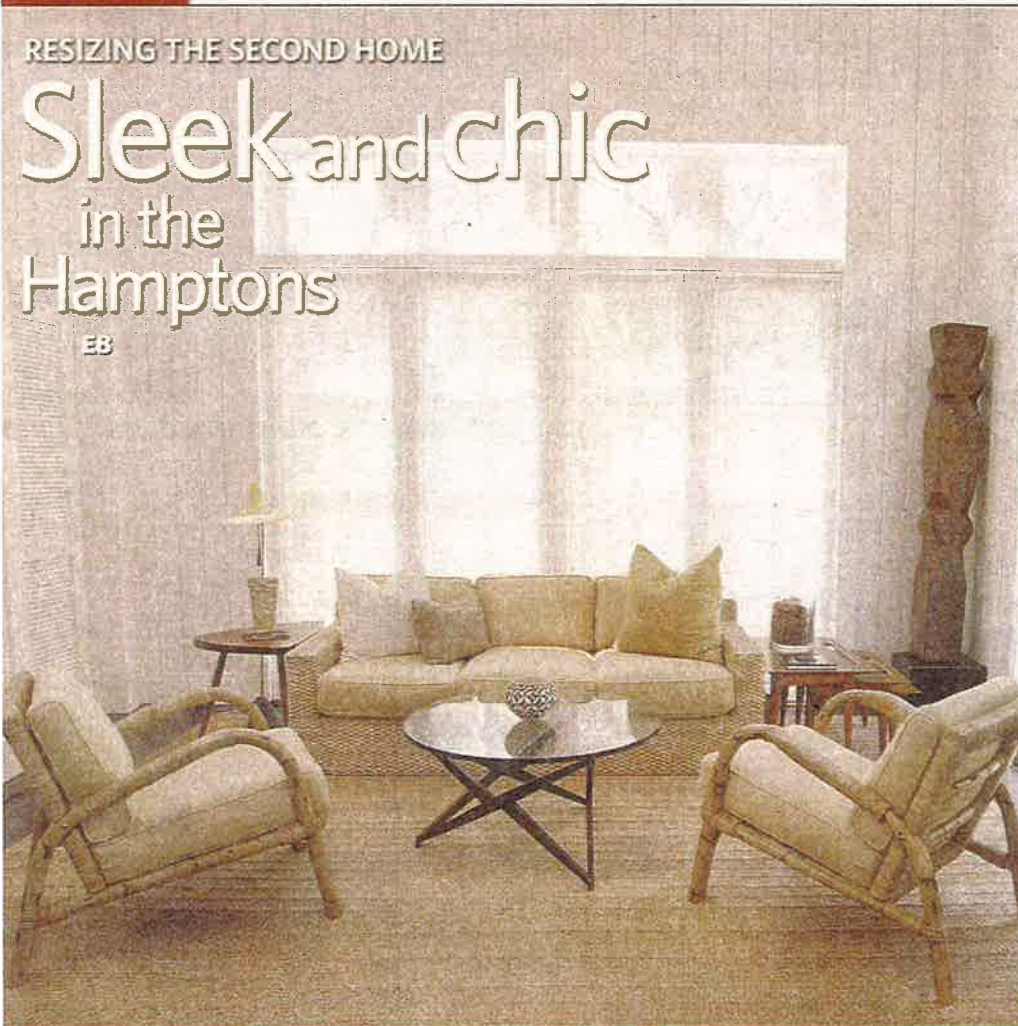
BUYING,
SELLING
& IMPROVING

Your LI Home

RESIZING THE SECOND HOME

Sleek and chic in the Hamptons

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INSIDE: REAL ESTATE CLASSIFIEDS

\$6.495 million: Montauk



Built 2007
Square footage 4,500
Amenities Porcelain and Brazilian walnut floors, 50-foot pool, new kitchen with convection oven / microwave oven combo

A new five-bedroom, three-bathroom modern home for sale in Montauk offers everything from cedar wood interior walls, marble countertops in the kitchen, ultra modern bathrooms, an unfinished basement, a home office / den, skylights, a 50-foot pool and a combination of porcelain and Brazilian wood floors, says developer Michael Hampton. The house, which is wired for high-speed Internet access, is for sale at \$6.495 million and has 4,500 square feet, says Hampton, who is president of Michael's Home Work, LLC, in Amagansett. The house sits on an acre of land.

"Your younger buyer in their late 20s or early 30s is looking for homes like this, with all kinds of nice features and amenities — but manageable and not overwhelming," Hampton says. "That is very important to today's summer home buyer."

PHOTOS BY ELLEN WATSON

Resizing the SUMMER HoUSE

Buyers still seek style, but in a smaller package



BY LAURA KOSS-FEDER
 Special to Newsday

While the Hamptons will always be known for sprawling summer houses for the rich and famous, the more typical second home buyer on the South Fork is scaling back these days. Real estate agents say they don't want large houses but smaller homes that are energy-efficient, but loaded with top-of-the-line extras.

"Showy is out," says Franz Muster, master licensee and a partner with the Southampton office of Engel & Volkers, a Hamburg, Germany-based real estate firm with 340 locations worldwide. "There is more of an awareness of energy use and the costs of heating and cooling homes, and buyers are realizing that they don't need all that space to have to maintain in a second

home. But, at the same time, they want homes with everything, like nice bathrooms, updated kitchens, stereo systems, iPod stations."

For instance, buyers now prefer 2,500- to 4,500-square-foot homes with maybe three or four bedrooms, versus the 7,000-square-foot or more homes with six or seven bedrooms that were more in demand five years

ago, Muster notes.

"Buyers want smaller homes, but done to the nines — with a more modern look and feel," says Michael Daly, principal-broker with Re/Max Beach Properties in Southampton and secretary of the Hamptons and North Fork Realtors Association. "They want homes that have lots of glass, great views and fully wired for everything — easier and less pricey to maintain and all ready for them when they move in."

Other important features are heating and cooling systems, steam showers, smaller plunge pools and an open layout. "People are not necessarily having summer parties in a big formal dining room," Muster adds. "They would rather have smaller groups of guests hang around the kitchen and everyone pitch in to help make dinner."

Also, as more young families have begun to "summer" in the Hamptons,

See **SECOND HOME** on E10

\$5.695 million: East Hampton



With 4,000 square feet, five bedrooms and 5 1/2 bathrooms, Eric Ellenbogen's \$5.695-million, modern-style summer home in East Hampton is an example of what real estate agents say many folks are buying these days.

"It's not a converted barn or classic-style Hamptons home," says Ellenbogen, 51, chief executive of Boomerang Media, a Manhattan-based manager of media assets. "People are looking for homes like this that have many nice features, but are easier to maintain because they are not these huge, flashy homes."

The house is on an acre of land and is nearly three-quarters of a mile from the beach. It has whitewashed wood siding, a metal roof, offers space for entertaining and is fully wired for the Internet.

A lot of Ellenbogen's furniture also is remaining with the house. He is moving to a smaller summer home — 3,500 square feet — that he is having built, which is about a quarter-mile from the beach.



Built 2000

Square footage 4,000

Amenities Chef's kitchen, heated pool, laundry room with two washers and dryers, furnished with collectibles

ON THE COVER: The sunroom in Ellenbogen's house.