



THE FIELDS

SOUTHAMPTON

A PRIVATE LUXURY COMMUNITY
MODEL HOMES AND BUILD-READY ESTATE PARCELS



A NEW PRIVATE
ENCLAVE OF
LUXURY ESTATES
IN SOUTHAMPTON

WELCOME TO THE FIELDS

A refined collection of luxury homes and build ready estate parcels, The Fields represents a unique opportunity for ownership in a private Southampton community. With a collective assemblage of 28 estates that unfold across 35 acres+/- of open space, The Fields is a sophisticated enclave that blends the traditional Hamptons aesthetic with contemporary living. Set in a prime south of the highway locale, The Fields is located just minutes from both Southampton Village and some of the Hampton's most coveted beaches.

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THE FIELDS DELIVERS A
TURN-KEY APPROACH
TO CRAFTING YOUR NEW
HAMPTONS DREAM HOME

BUILD-READY ESTATES PARCELS
7 HOME MODELS TO CHOOSE FROM
ARTFULLY CURATED COLLECTION OF FINISHES



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BUILD-READY ESTATE PARCELS

The Fields is currently offering a selection of vacant parcels ranging from .51 acres+/- to .77 acres+/- that are ripe for development. These build-ready lots represent an exclusive opportunity to build a custom dream estate within a desirable Southampton community. Our notable team and distinct options ensure a design and build process that's smoother and more efficient than anywhere else in the Hamptons.

Available Land.

READY FOR CUSTOM BUILD

Explore the custom homes that have already been designed at The Fields and find your inspiration for the facades and interiors that speak most to your personal aesthetic. The Fields' architect, Todd Nagy, is readily available to lend his expertise for customizing floor-plans, conceptualizing new designs, and bringing to life your ideal home.



1. SELECT YOUR LOT

These build-ready lots represent an exclusive opportunity to build a custom dream estate within a desirable Southampton community.



2. SELECT YOUR MODEL

Selection of 7 models designed by The Fields architect Todd Nagy.



3. SELECT YOU FINISHES

Offering blank canvases on the interior with an array of design options available. Choose from a myriad of high-end selections for custom vanities, cabinetry, counter tops, stone, wood stain colors, and plumbing fixtures—and tailor the space to your own aesthetic.

I. SELECT YOUR LOT



LOT KEY

1.	2 Rosko Lane	.78 Acres+/-	15.	58 Rosko Lane	.7 Acres+/-
2.	6 Rosko Lane	.7 Acres+/-	16.	62 Rosko Lane	.65 Acres+/-
3.	10 Rosko Lane	.96 Acres+/-	17.	66 Rosko Lane	.54 Acres+/- 6,830 SF+/-
4.	14 Rosko Lane	.82 Acres+/-	18.	70 Rosko Lane	.56 Acres+/- 6,018 SF+/-
5.	18 Rosko Lane	.83 Acres+/-	19.	74 Rosko Lane	.61 Acres+/- 6,258 SF+/-
6.	22 Rosko Lane	.63 Acres+/-	20.	78 Rosko Lane	.65 Acres+/- 6,388 SF+/-
7.	26 Rosko Lane	.61 Acres+/-	21.	82 Rosko Lane	.55 Acres+/- 6,022 SF+/-
8.	30 Rosko Lane	.7 Acres+/-	22.	86 Rosko Lane	.51 Acres+/- 6,195 SF+/-
9.	34 Rosko Lane	.59 Acres+/-	23.	90 Rosko Lane	.6 Acres+/- 6,387 SF+/-
10.	38 Rosko Lane	.65 Acres+/-	24.	94 Rosko Lane	.74 Acres+/- 6,337 SF+/-
11.	42 Rosko Lane	.76 Acres+/-	25.	98 Rosko Lane	.75 Acres+/- 6,034 SF+/-
12.	46 Rosko Lane	.52 Acres+/-	26.	102 Rosko Lane	.77 Acres+/- 6,550 SF+/-
13.	50 Rosko Lane	.55 Acres+/-	27.	106 Rosko Lane	.67 Acres+/-
14.	54 Rosko Lane	.6 Acres+/-	28.	110 Rosko Lane	.78 Acres+/-



2. SELECT YOUR MODEL

THE FIELDS - AGAWAM MODEL

SOUTHAMPTON, NY



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AGAWAM

7 BEDROOMS

6 FULL & 2 HALF BATHROOMS

6,550 SF+/- IN TOTAL

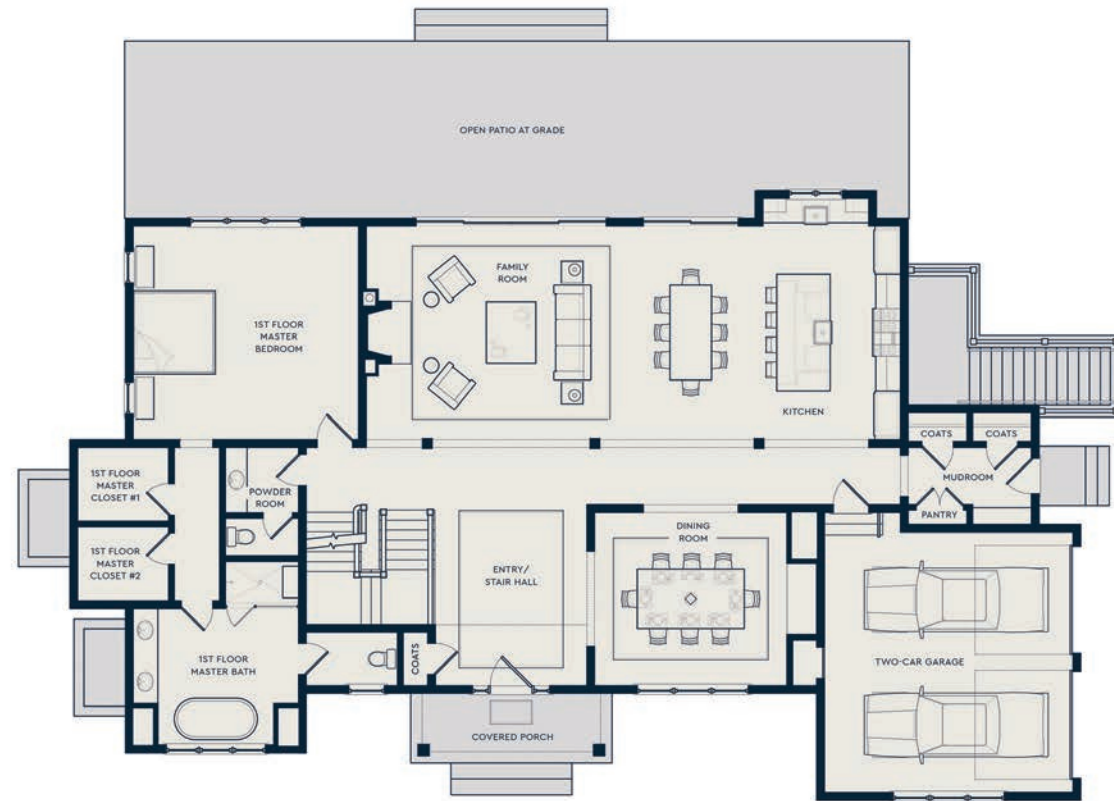
ATTACHED TWO-CAR GARAGE

HEATED GUNITE POOL

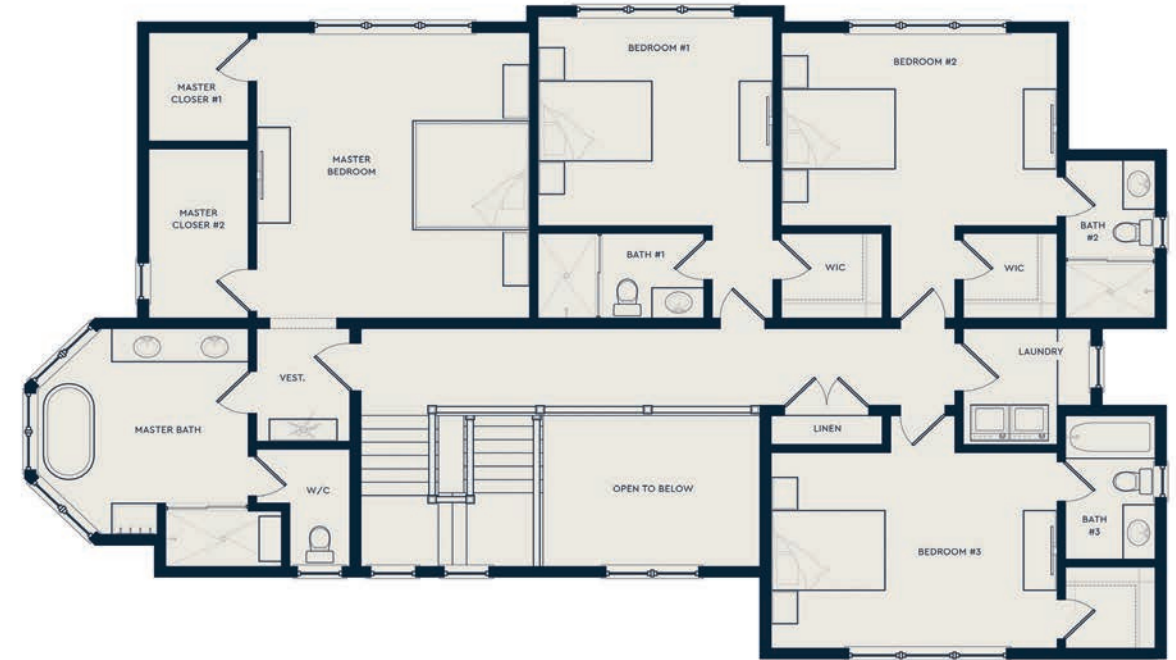
AGAWAM MODEL

FLOORPLANS

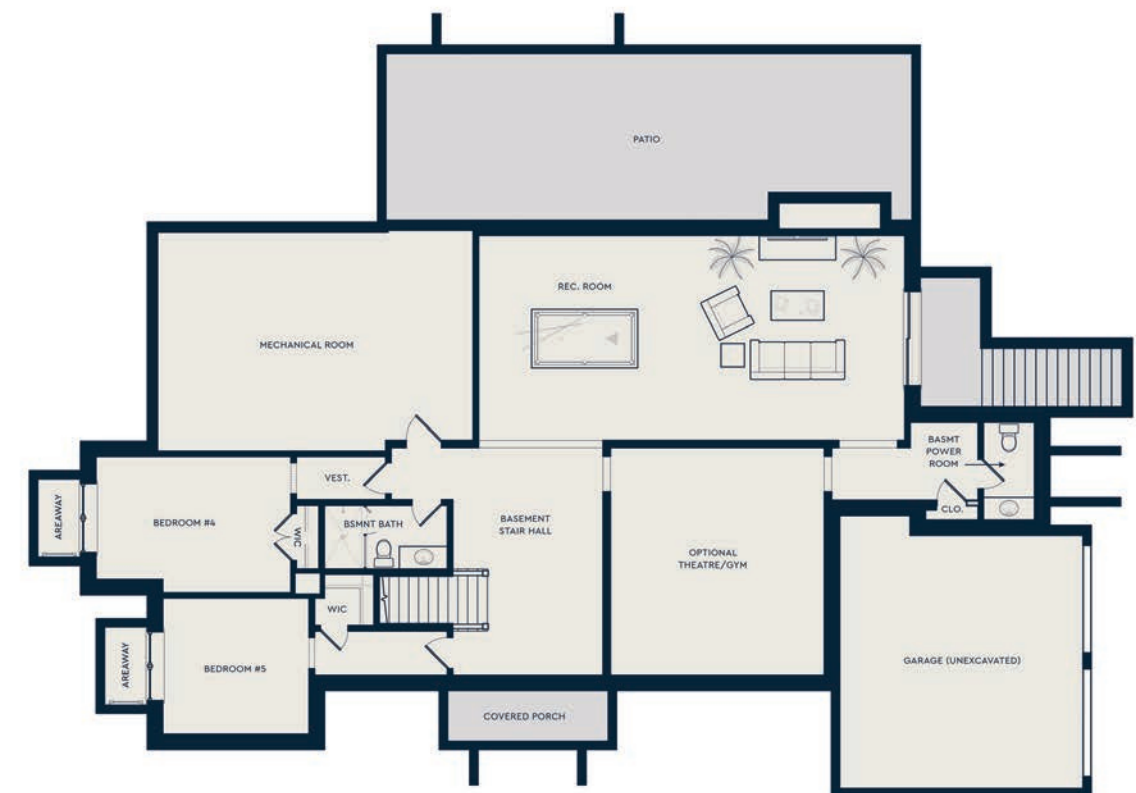
FIRST LEVEL



SECOND LEVEL



LOWER LEVEL





BEACHCOMBER

7 BEDROOMS

6 FULL & 2 HALF BATHROOMS

6,034 SF+/- IN TOTAL

ATTACHED TWO-CAR GARAGE

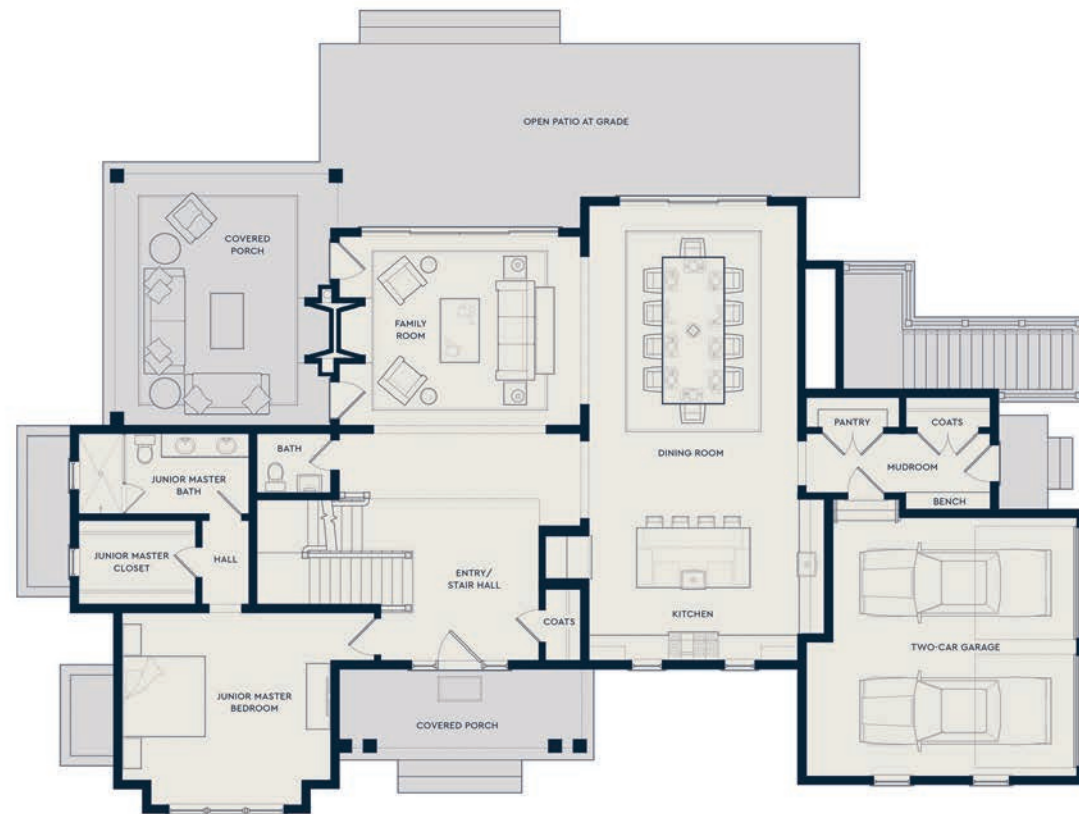
HEATED GUNITE POOL



BEACHCOMBER MODEL

FLOORPLANS

FIRST LEVEL



SECOND LEVEL



LOWER LEVEL





DEVON

7 BEDROOMS

6 FULL & 2 HALF BATHROOMS

6,830 SF+/- IN TOTAL

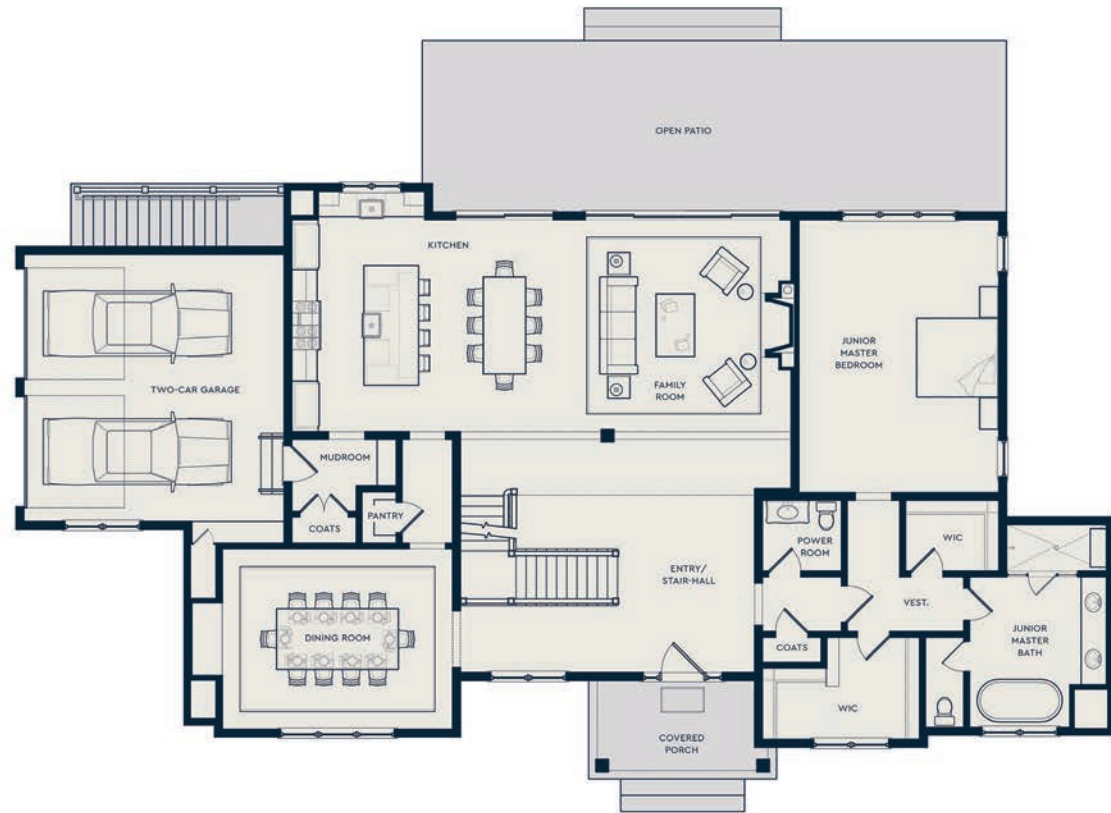
ATTACHED TWO-CAR GARAGE

HEATED GUNITE POOL

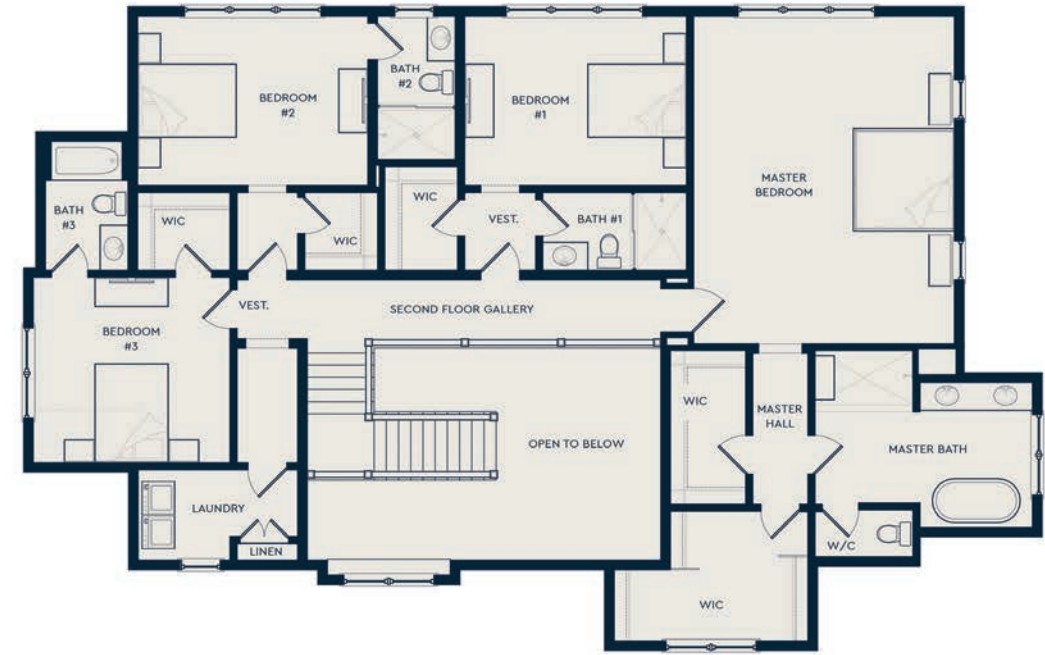
DEVON MODEL

FLOORPLANS

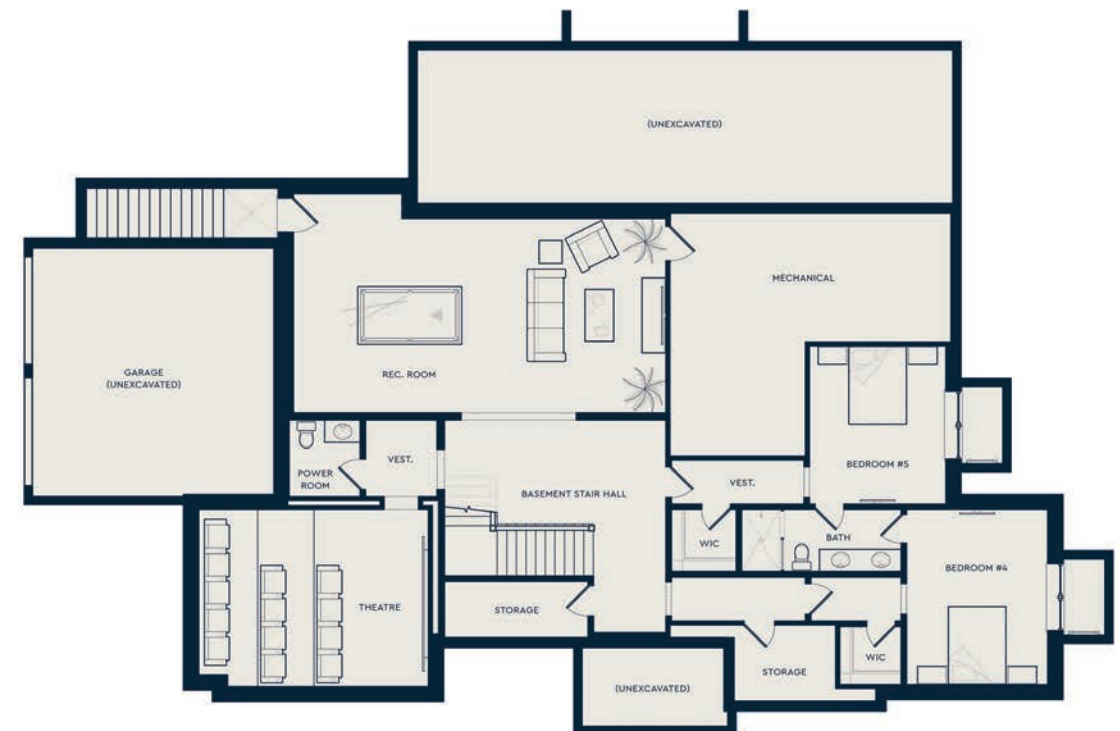
FIRST LEVEL



SECOND LEVEL



LOWER LEVEL





DUNEMERE

7 BEDROOMS

6 FULL & 2 HALF BATHROOMS

6,195 SF+/- IN TOTAL

ATTACHED TWO-CAR GARAGE

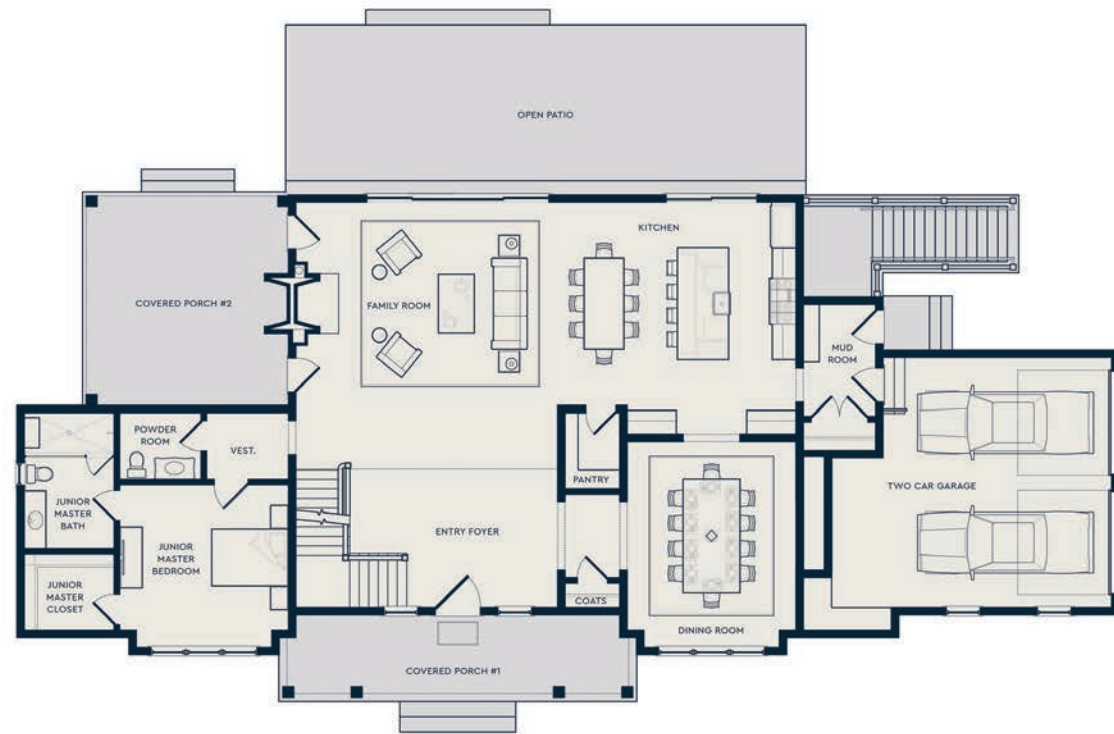
HEATED GUNITE POOL



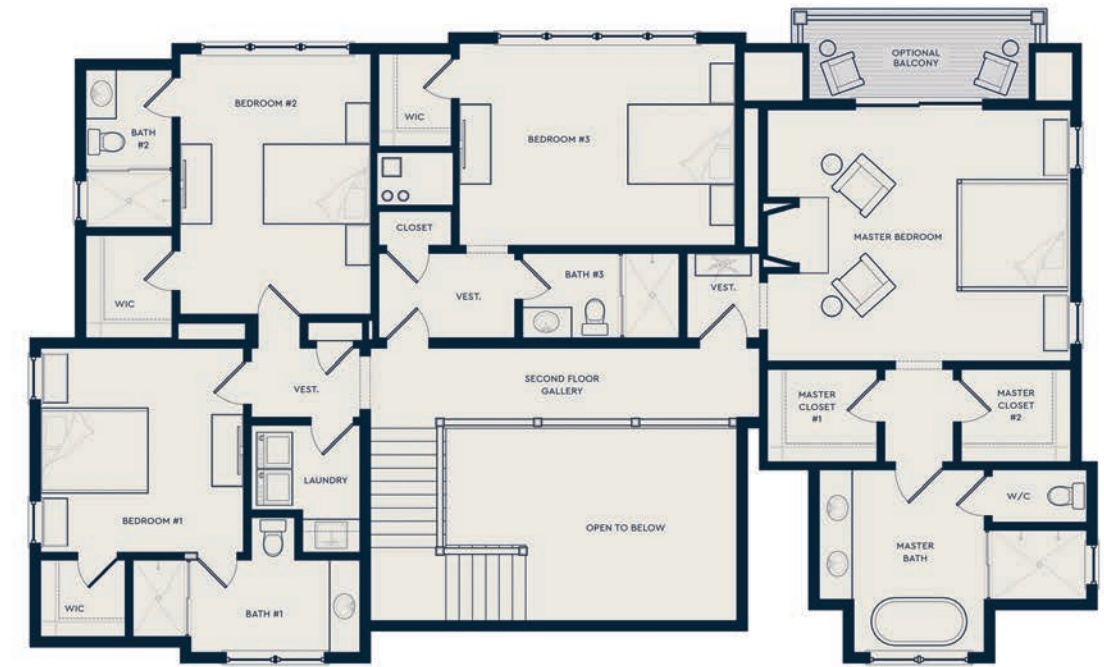
DUNEMERE MODEL

FLOORPLANS

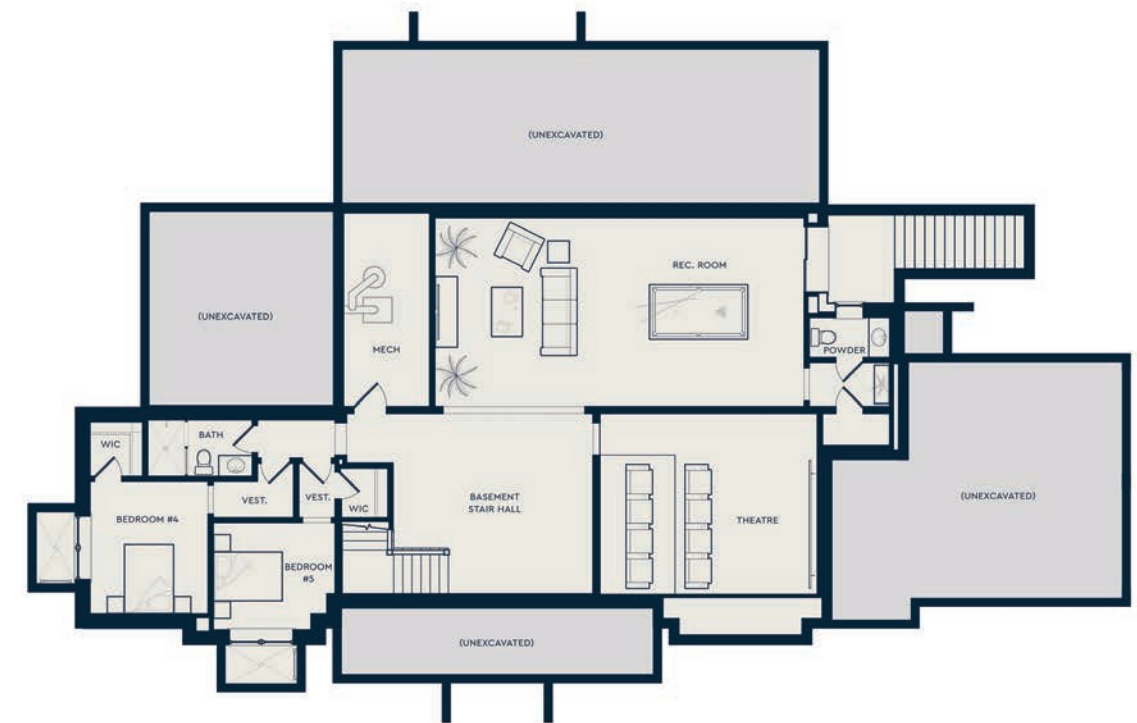
FIRST LEVEL



SECOND LEVEL



LOWER LEVEL





GARDINER

7 BEDROOMS

6 FULL & 2 HALF BATHROOMS

6,195 SF+/- IN TOTAL

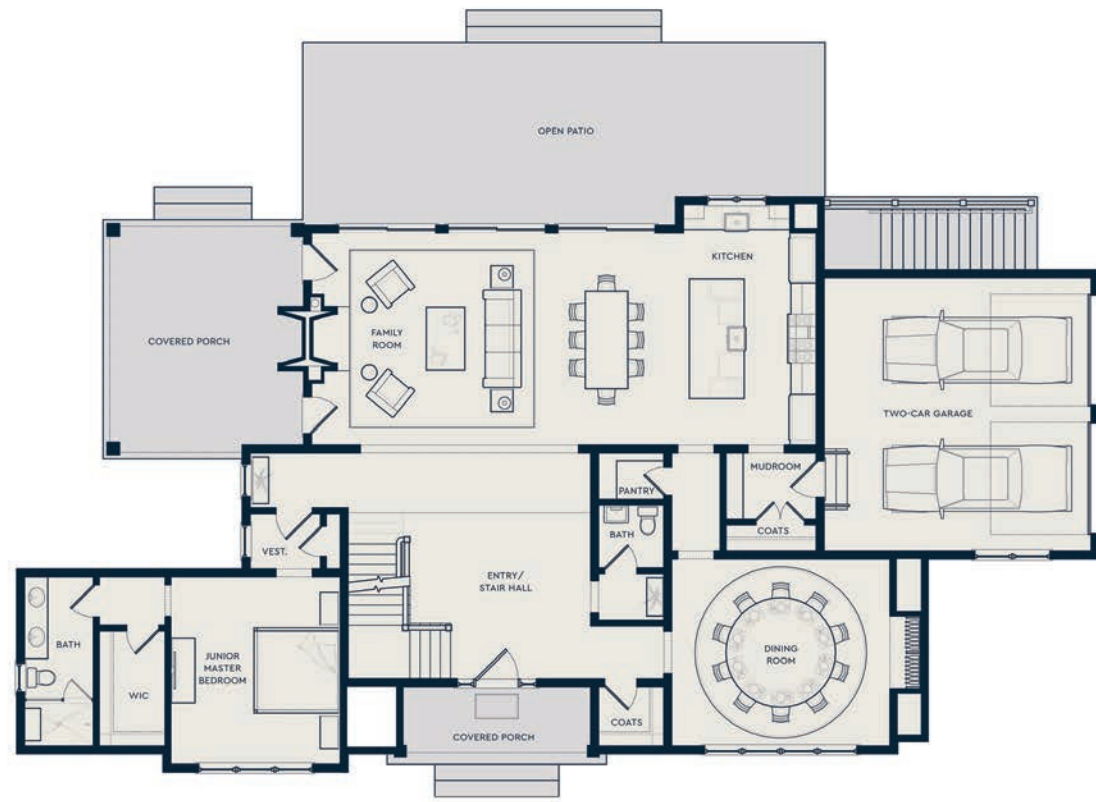
ATTACHED TWO-CAR GARAGE

HEATED GUNITE POOL

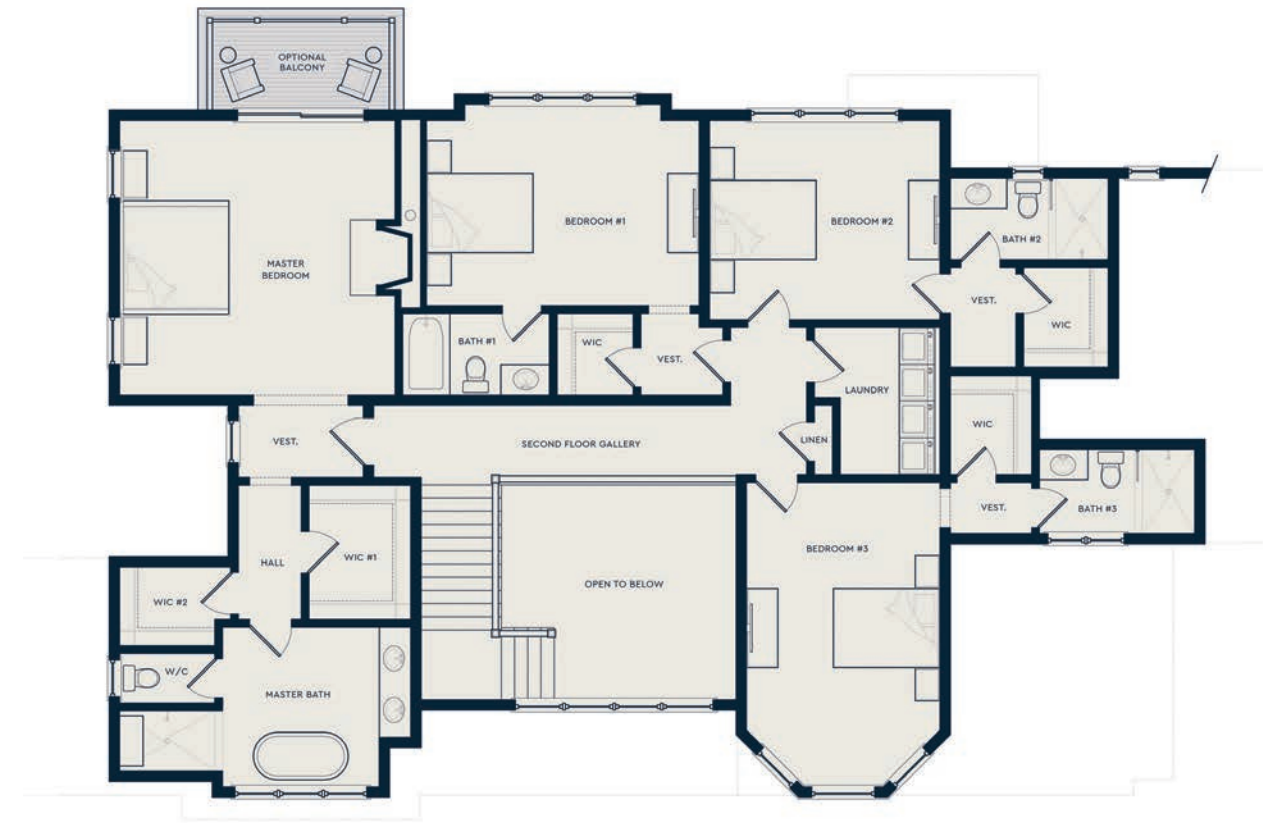
GARDINER MODEL

FLOORPLANS

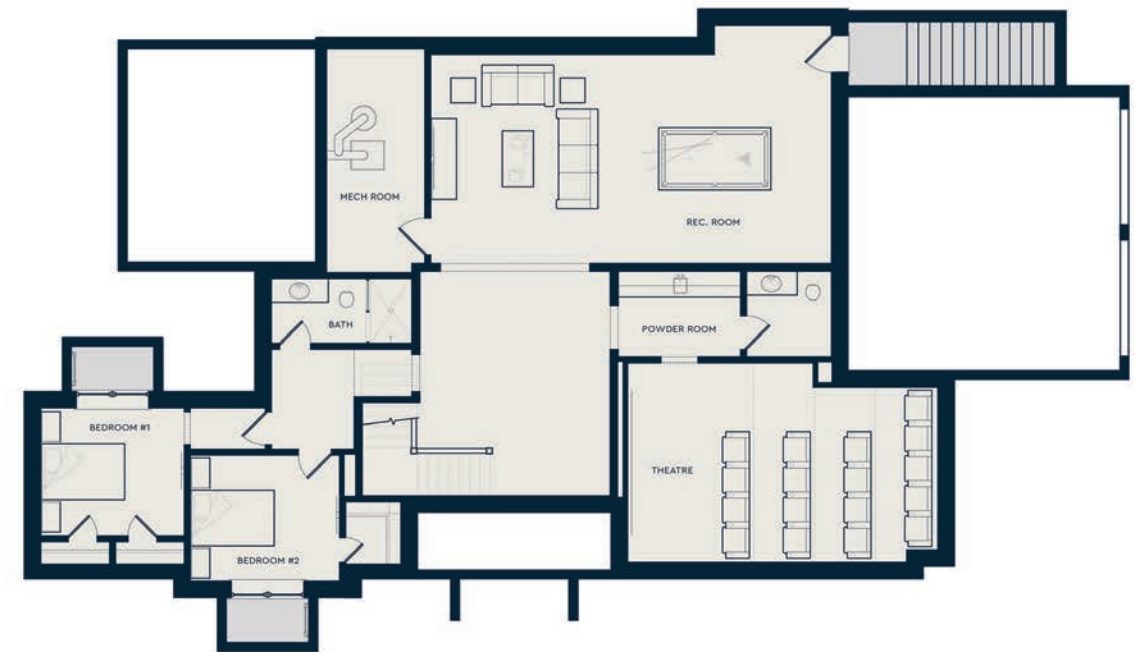
FIRST LEVEL



SECOND LEVEL



LOWER LEVEL





LINDEN

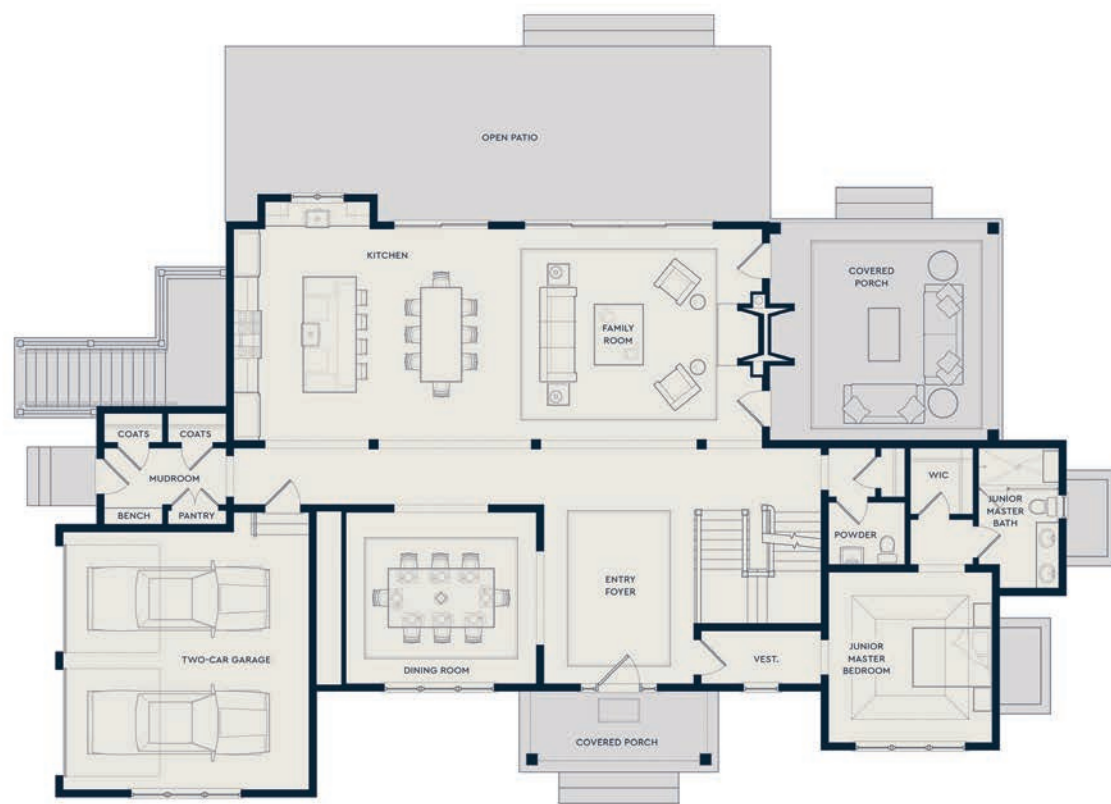
7 BEDROOMS
6 FULL & 2 HALF BATHROOMS
6,387 SF+/- IN TOTAL
ATTACHED TWO-CAR GARAGE
HEATED GUNITE POOL



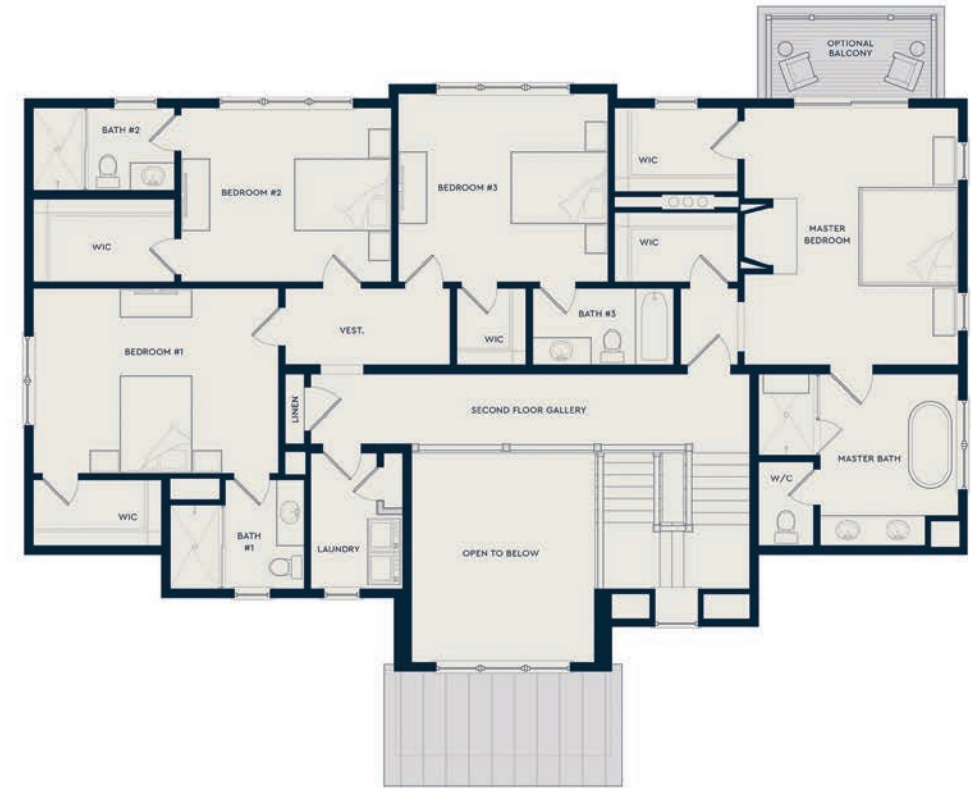
LINDEN MODEL

FLOORPLANS

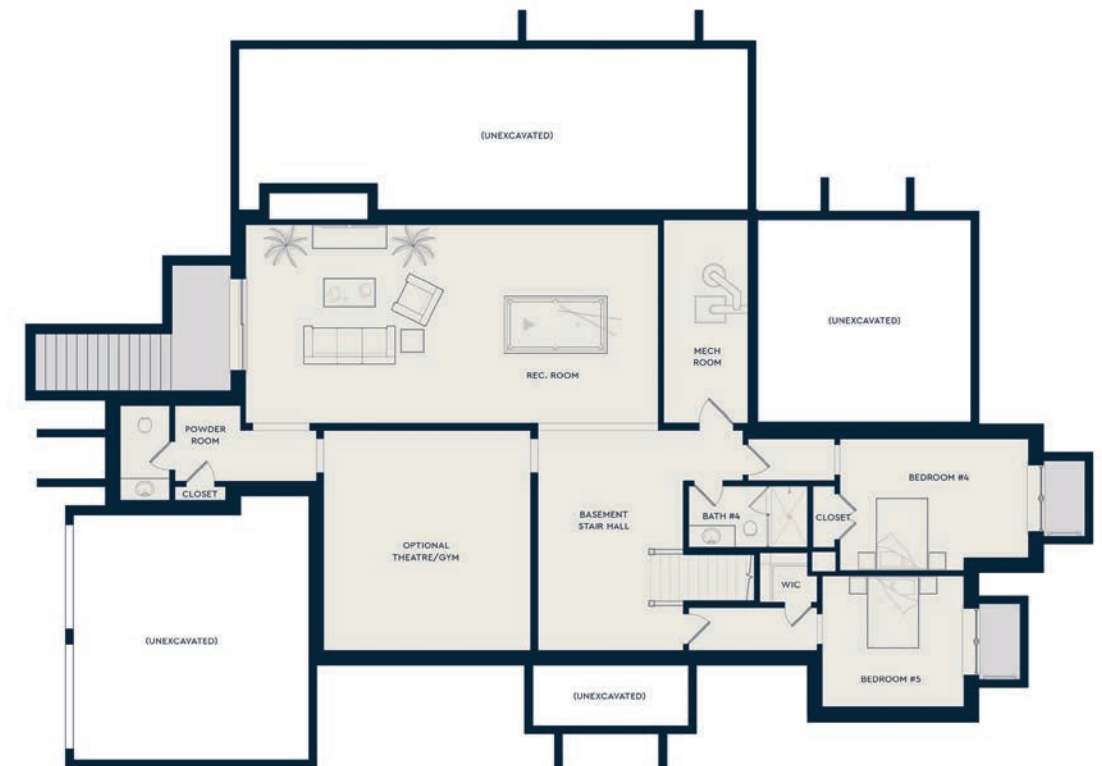
FIRST LEVEL



SECOND LEVEL



LOWER LEVEL





MAIDSTONE

7 BEDROOMS

6 FULL & 1 HALF BATHROOMS

6,018 SF+/- IN TOTAL

ATTACHED TWO-CAR GARAGE

HEATED GUNITE POOL

MAIDSTONE MODEL

FLOORPLANS

FIRST LEVEL



SECOND LEVEL



LOWER LEVEL



3.
SELECT
YOUR
FINISHES



GENERAL ESTATE SPECIFICATION OVERVIEW

INTERIOR FEATURES

- Oak Flooring Throughout
- Gas Fireplace
- 8' Door and Window Head Heights
- Central Vacuum System
- Oversized Bathrooms with ½" Thick Tempered Glass for all Showers
- Benjamin Moore Paint
- Custom Built-in Closets Throughout
- Kohler Plumbing Fixtures
- Glassos Bathroom Vanities
- 1.75" Thick 8' High Solid Core Interior Doors
- Epoxy Coated Garage Floors
- Epoxy Coated Mechanical Room Floors

EXTERIOR FEATURES

- Automated 20' x 40' Heated Gunite Pool with:
 - Bluestone Surround
 - Jandy Control System
 - Gas Heater
- Front Covered Porch
- Exterior Lighting System
- Oil & Stone Driveway
- Private Hedging Around Property
- Professional Landscape Package with Comprehensive Irrigation System
- Fenced Rear Yard
- Marvin Windows & Doors Package
- Fractional Window Grids
- Red Cedar Shingle Siding & Roofing
- Optional Mahogany Deck off Master Bedroom
- Vertical Azek Board and Batten
- Azek Casting and Trim Work
- Stucco Finish on all Lower Level Window Wells and Exterior Stairs, Capped with Stone
- Overhead Automatic Garage Doors
- Gutters and Leaders Directed to Dry Wells

ELECTRICAL FEATURES

- Custom Recessed Lighting Package
- Pre-Wired for TV/Internet/Phone/Audio
- Pre-Wired for Smart Home Package
- Security system
- Exterior Lighting Package
- Decora Switches Throughout
- GFI Outlets in all Wet Areas
- Under-cabinet Lighting
- Smoke and CO Detectors Throughout

TECHNICAL FEATURES

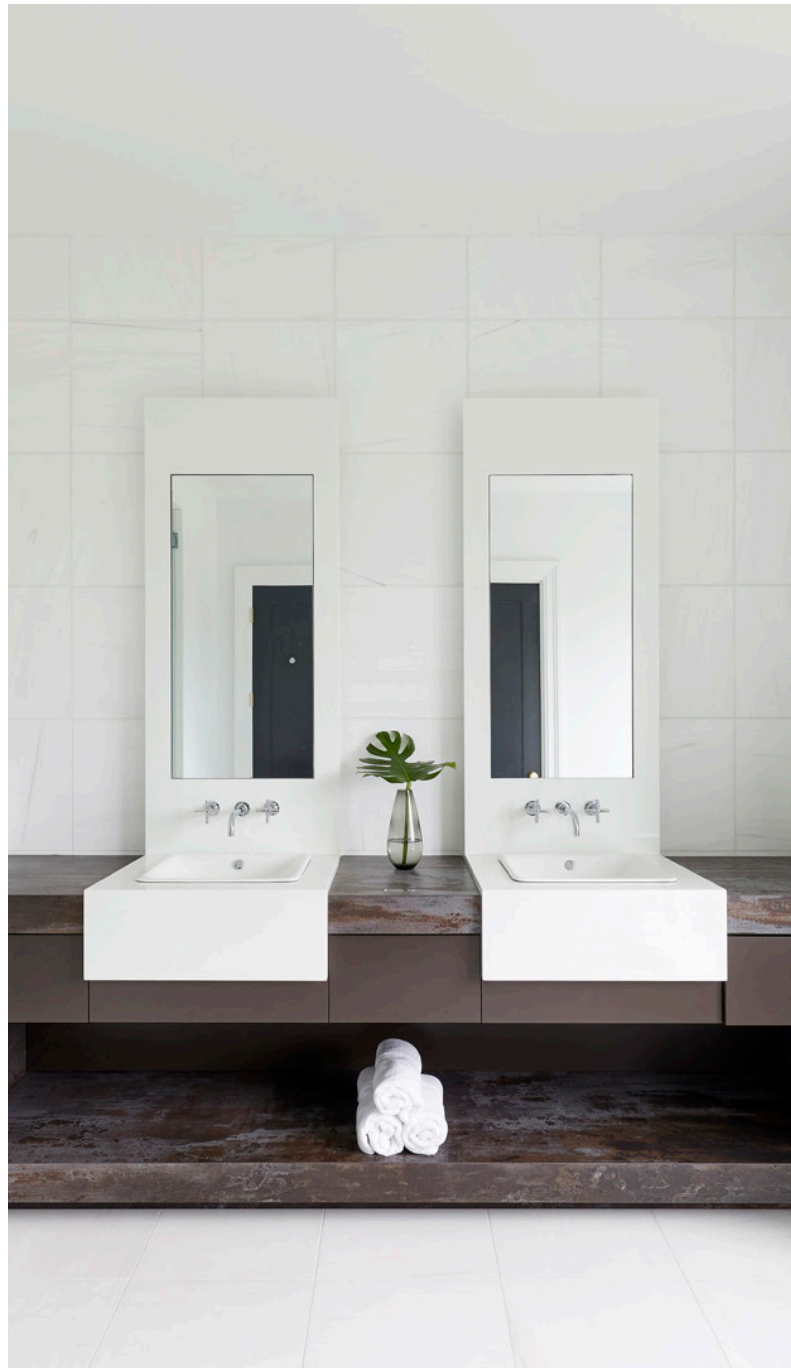
- Engineered "I-Joist" Floor System with "AdvanTech" Sub-flooring
- 2x6 Exterior Wall Construction
- Double Layered Cross-Hatched Roofing Lath Over Plywood Sheathing
- Gypsum Wallboard & Ceilings
- Mold & Moisture Resistant Wallboards in all Bathroomss
- Durock Cement Backer Board in all Shower and Tub Areas
- Insulation System Designed and Tested to Surpass New York State Energy Conservation Code Standards.

INTERIOR FINISHES
CAN BE COMPLETELY
CUSTOMIZED TO YOUR
OWN DESIRED AESTHETIC

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Choose the design elements that best reflect your aesthetic from a refined selection of premium cabinetry, fixtures, and stone.



Customizable features include a selection of vanities, stone for counter tops, and an array of designer stone and tile options for the floors and showers.



SELECT FINISHES
FROM ONE OF
THE FIELDS PREVIOUSLY
DESIGNED INTERIORS.

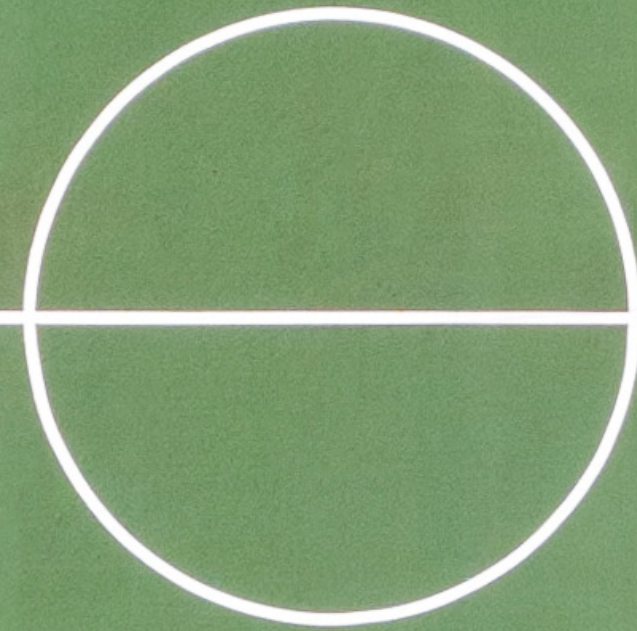
Outdoor living and dining areas offer views overlooking the heated gunite pool and make for spaces that are ripe for entertaining; exterior fireplaces add ambiance to the space and are the perfect complement to a Hamptons summer night.

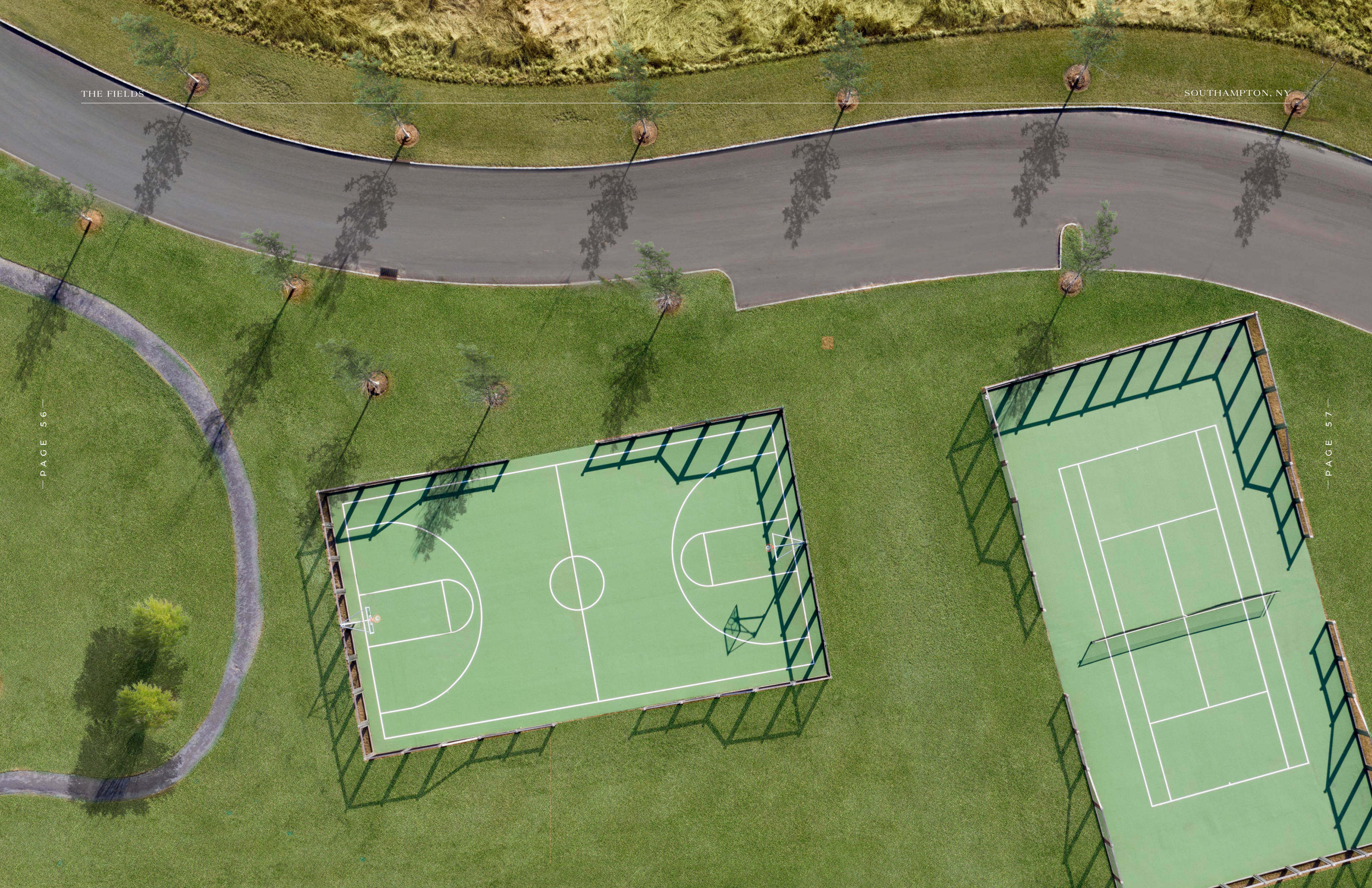


COMMUNITY AMENITIES

Surrounded by 12 acres+/- of park reserve land, The Fields offers private tennis and basketball courts as well as a one-mile walking trail. The beauty of the park land offers allure and privacy to the development and incorporates the serene natural landscape of the Hamptons into **The Fields.**

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SOUTHAMPTON

Situated south of the highway in the center of Southampton, The Fields is perfectly positioned for access to the area's most coveted destinations. Explore the lavish shops, one-of-a-kind boutiques, and renowned restaurants that line Southampton's Main Street and the surrounding village—located less than two miles from The Fields.

RIGHT:
Tate's
Bake Shop



LEFT:
Cooper's
Beach

RIGHT:
Main Street



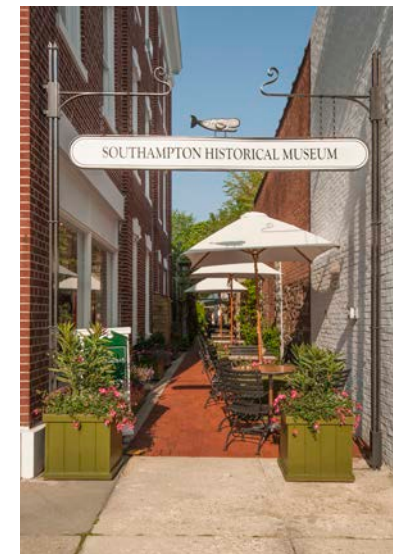
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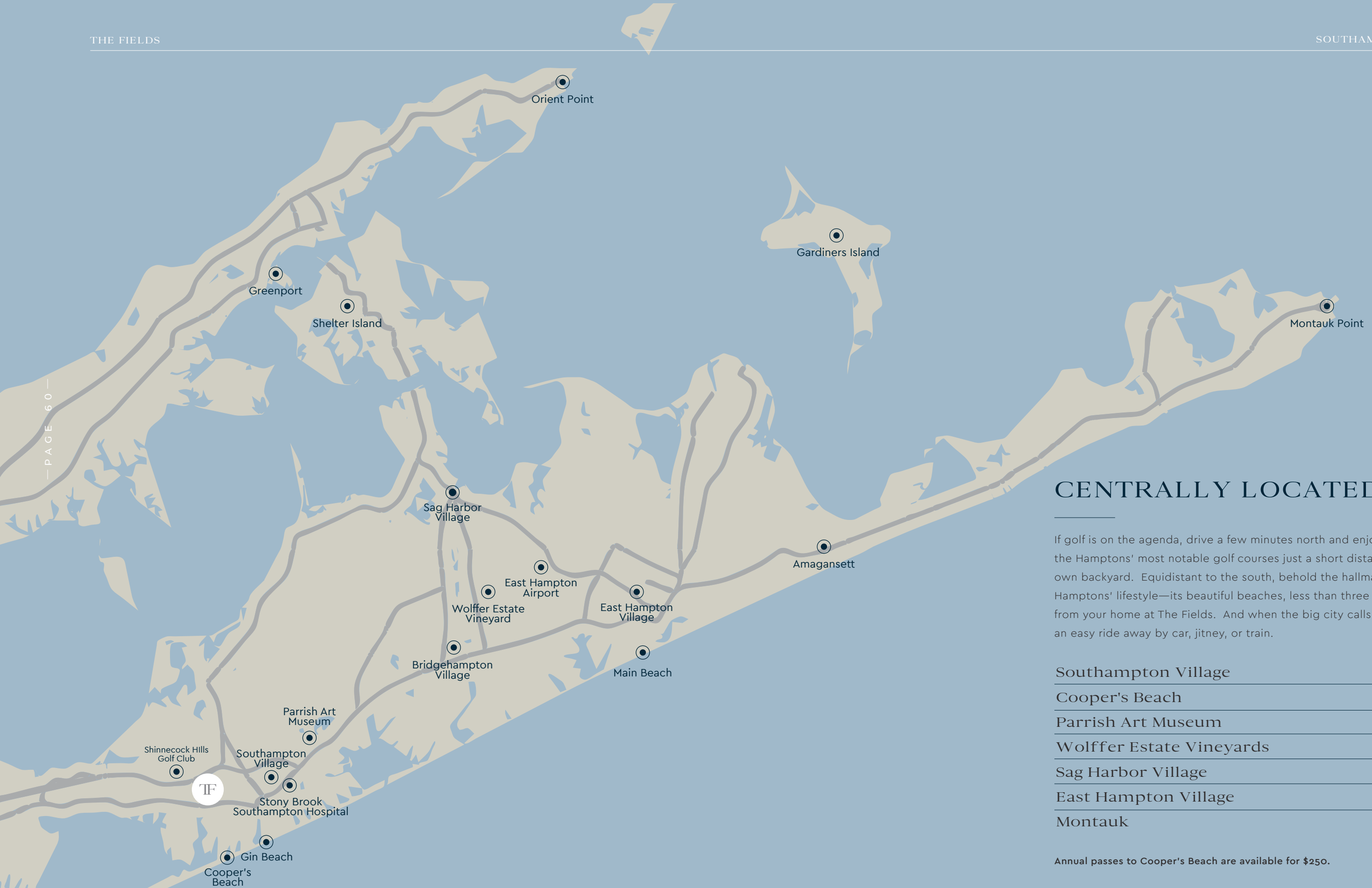


ABOVE:
Homenature



LEFT:
Southampton
Historical Museum





CENTRALLY LOCATED

If golf is on the agenda, drive a few minutes north and enjoy some of the Hamptons' most notable golf courses just a short distance from your own backyard. Equidistant to the south, behold the hallmark of the Hamptons' lifestyle—its beautiful beaches, less than three miles away from your home at The Fields. And when the big city calls, Manhattan is an easy ride away by car, jitney, or train.

Southampton Village	5 Minutes
Cooper's Beach	9 Minutes
Parrish Art Museum	9 Minutes
Wolffer Estate Vineyards	18 Minutes
Sag Harbor Village	26 Minutes
East Hampton Village	30 Minutes
Montauk	50 Minutes

Annual passes to Cooper's Beach are available for \$250.

THE FIELDS

SOUTHAMPTON ESTATES

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