

HAMPTONS HOUSE HUNT

EDWARD SEISDEDOS



BROKER: EDWARD SEISDEDOS
GLOBAL ULTRA LUXURY
MARKET SPECIALIST
Licensed Broker
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Client: Paulina Ribadnerya

Property Purchase Specifications:
Location: Southampton to East Hampton
Budget: \$5,000,000
Bedrooms 4+, Bathrooms 4+, Pool
Seasonal Rental Potential: \$200,000+

It’s always a thrill to get a call from a client interested in making a purchase in one of the most beautiful places on earth, The Hamptons. And I know about beautiful places: I’ve been on all 7 continents, 76 countries and over 400 cities throughout the world and have spent time in most of them. My friend Perry quipped “you have more world travel under your belt than a Secretary Of State! The east end of Long Island remains among my top 5 favorite, most beautiful places on the planet.

Paulina and her family have been considering a purchase here for quite while and the time was right to head out, move forward and buy a property. Paulina knew I owned a home in East Hampton for many years and consulted with me on the experience of living on the east end. I explained that the breathtaking beauty of the area with it’s ocean beaches and bays, the local farm to table culinary experience, restaurants, culture, entertainment and recreational opportunities are endless. I said “it is heaven here in the Hamptons”.

We set out to find homes that fit her established buy criteria. Inventory was tight, but surprisingly there were still quite a few properties available to see.

The day before Paulina’s arrival, I reached out to a group of brokers with exclusive listings to set up a preview of the selected properties. Importantly, listing brokers are my first client - without them, I have nothing to show my buyer. The same goes for my exclusive listings for sale: Buyers are almost always represented by brokers who close the deal. My fellow brokers are the essential ingredient and the catalyst for making real estate deals happen. The same holds true for rentals. Direct deals do happen, and they are always most welcome as they pay more, but most deals are a co-broke.

I mapped out the day’s showings starting in Southampton through East Hampton. I asked permission for a preview the day before for my client arrived. Most brokers were happy to accommodate, and if they were unavailable, I was allowed to walk the property.

Making the effort to layout the day’s appointments, travel time, time to view the property and talk with the brokers was critical to making the next day with my client seamless, easy, unrushed and effortless. The purpose of previewing is to be sure the location and property were properly represented in the online pictures and description, the location and in the area surrounding the home.

The following day the weather was perfect and I met Paulina for a great day of showings.

2244 Noyac Road listed by Holly Hodder from Sothebys. This is a gorgeous house, with a grand open foyer and large living spaces that flowed beautifully from one room to the other. The property was well maintained and a great candidate.

2244 Noyac Road



Photo: Gavin Zeigler



Photo: Gavin Zeigler

13 Meadow Ct. listed by Christopher Burnside and Aubri Peele from BHS. Located right in the middle of Watermill/Bridgehampton horse country and built in 2017, this home is a diamond. The grounds, pool, interior design, décor and furniture are beautiful. There is a large basement completely finished to the exacting standards of the rest of the home which set this property apart from all the others. The home can also command as much as \$400,000+ for a seasonal rental, the highest potential yield of any property in the group.

13 Meadow Ct.



198 Wainscott Harbor Road listed by Pamela Stuart from Sanuders & Associates is a great home: quiet, with a generous first floor layout and an effortless flow from room to room - another good candidate.

198 Wainscott Harbor Road



3 Jusdon Lane Listed by Amanda Hamaoui of Town And Country is the standout of all the properties we viewed, a seemingly gigantic home - it looks 2X larger than it’s 5150 Sq ft. It is close to the highway which might be an issue for some buyers but the builder masterfully created a space and design to eliminate any and all street noise. Located in the in East Hampton Village, the house is still under construction. When completed, it will be among the largest and best new builds featuring all the latest in state of the art technological advances in materials, mechanicals and appliances in new home construction.

3 Jusdon Lane



After an indulgent and wonderful dinner of steak and lobster at the Palm in East Hampton, the family discussed the options over the next few days and made an offer on 13 Meadow Ct. which was put on hold by both buyer and seller until the end of the season.

If you would like a consult with Edward Seisdedos on a home purchase in the Hamptons or in New York City, he would be delighted to engage with you for a consultation. He can be reached at 917-882-4320 or ejs@compass.com.

