

HOUSE & GARDEN



Small is Beautiful

A charming Sag Harbor abode proves
that size isn't everything.

You don't have to reside in a sprawling mega-mansion to find luxury and comfort in the Hamptons. This newly renovated, 1,600-square-foot Sag Harbor home was originally built in 1892 and is the epitome of petite chic. Redesigned by Benjamin Noriega-Ortiz, a New York-based designer with a client list that includes Lenny Kravitz, Sean Combs and the Mondrian Los Angeles, the home boasts three bedrooms (including a master bedroom with beamed cathedral ceilings), three and a half baths, a gas fireplace in the living room, a state-of-the-art eat-in kitchen, a rear deck, a heated swimming pool with a bluestone patio and an outdoor shower. There's also a charming pool house with a full bath. The exterior is lush with mature plantings, tall hedges and perennial gardens that happily keep the rear deck and pool area completely secluded. Recently reduced to \$1.495 million. *Listed by Gioia DiPaolo, Prudential Douglas Elliman Real Estate, Sag Harbor, 725-2125.*—DAPHNE ROSE