

A man with grey hair and a beard, wearing a dark blue blazer over a white shirt and blue jeans, stands on a balcony. He is looking towards the camera. The balcony has a white railing and a potted plant with blue flowers. In the background, a harbor with several boats and a bridge is visible under a clear blue sky. Inside the apartment, a brown leather armchair with a green blanket and a white pillow is in the foreground. A floor lamp with a large, cylindrical, light-colored shade stands next to the chair. A small round table with a stack of books is also visible. The overall atmosphere is bright and airy, with natural light coming from the balcony doors.

### THE VIEW

The biggest selling point of Harbor's Edge is the view, which spans across Sag Harbor Cove to the west to Long Wharf and Main Street in the east. Spread out behind an army of some of the most beautiful boats in the world is the Lance Corporal Jordan Haerter Veterans Memorial Bridge.

"Who would have thought that bridge was so beautiful," Mr. Green said, looking out from one of the penthouse terraces. "People pay a fortune to look out at the Golden Gate Bridge. Look at that view."

### OUTSIDE

Aside from the view, the terraces at Harbor's Edge have been renovated from previously constructed balconies to include nautical rails made of thin stainless steel wires. "The amount of light coming into the apartment is twice what it was," said Mr. Green.

### THE AGENT

Mr. Green spent 20 years in the advertising business and spent much of the last decade traveling the world with his daughter and her husband to help expand their fashion business. A master carpenter, he spent nearly two decades personally restoring a historically significant home in a classic New England village. In 2010, he joined Devlin McNiff Real Estate, which joined forces with Halstead Property a year later.



## SNAPSHOT

### Room With a View

**M**ost waterfront properties on the South Fork are locked away in privacy, carved among secluded bluffs and dense woodlands or tucked quietly into the dunes of the Atlantic Ocean.

But a new waterfront opportunity has blossomed in Sag Harbor with the private condominium development at Harbor's Edge, located at 21 West Water Street, nearing completion this summer.

The three-story project includes 15 waterfront residences, including four bungalows, eight lofts and three penthouses, with prices ranging from \$2.5 to \$6.5 million. When complete, the property will also feature a limestone sundeck with a 50-foot lap pool, lounge and wet bar.

"You can't be on the water *and* in the village in all of the Hamptons," said Keith Green, the listing agent for Harbor's Edge from Halstead Property Development Marketing, which is working with Water Street Development on the project. "But here we are, on the water, walking distance to 20 restaurants."

Three key people have overseen the development of Harbor's Edge, including developer Joe LoMonaco, general contractor Roy Wines and interior designer Nadine Homann, although the real star of the show, according to Mr. Green, is Sag Harbor itself.

"When people talk about Sag Harbor, the word that keeps coming up is 'texture,'" he said. "I think the texture of Sag Harbor at this moment in time is unequalled on the East Coast of the United States."

#### INSIDE

Interior designer Ms. Homann captured what Mr. Green calls "beach chic," with hardwood floors stained to evoke driftwood and large white walls creating an airy environment. "The marble in the master bathroom is literally known in the trade as driftwood marble," Mr. Green said. "The powder rooms have mother of pearl tiles and natural earthy tones."