



## MANHATTAN TRANSFERS

### RECENT TRANSACTIONS IN THE REAL ESTATE MARKET

*Inside Rudy and Judi's New \$3.2 M. Hamptons Estate! Plus—Naughty Renters Tear Up East End; Diandra's Ex Pulls House Off Market*

BY GABRIEL SHERMAN AND MICHAEL CALDERONE

Something to think about while you trundle around the city looking like **Nanook of the North**: The Giuliani partners—**Rudy and Judi**—are busy moving fine furnishings into their new **summer house** in Water Mill!

Yes, early December reports that the couple—who have been looking for ages—found their own piece of the Hamptons and were about to close were so true they were false: They'd already closed on a custom-built **\$3.2 million** home by late November, according to real-estate sources. The gravel-throated **Sunny Mindel** said she'd look into it, but we hadn't heard back by deadline.

It's a monster: **6,000 square feet!** (On one acre!) The tan and cedar-shingled traditional house sits on a perch high above the Southampton Polo Field, with the Atlantic gamboling along the horizon beyond. The floors inside are made of cypress; a large "great room" (that usually means kitchen and den combined) and a **paneled library** on the ground floor both have fireplaces. Then there's the eat-in kitchen with white **Carrera marble** counters opening onto a formal dining room. Not far from the **scullery** is a staff bedroom and bath, which itself is adjacent to a two-car garage.

Upstairs, Rudy and Judi will have a master suite that includes a sitting area with its own **fireplace** and terraces overlooking the ocean. (Well, first a **horse farm**, then the ocean, which has its good and bad sides.)

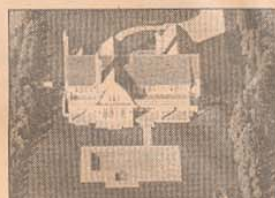
Clients and friends alike are relegated to the less-romantic-sounding four "ensuite" bedrooms, according to the original listings. (Isn't it the **bathrooms** you're supposed to say are "ensuite"?)

And what country home would be complete without—a finished basement! This one has a steam room, a **media room** and a wine cellar as well as "additional staff quarters."

During the day, it's drinks with **Peter Jennings**, a nearby neighbor, on the covered porches that overlook the patio and **Gunite pool and spa**.

**Gary DePersia** of Allan M. Schneider Associates Inc. had the exclusive listing on the property, representing the sellers, **Farrell Building Co.**, a Bridgehampton-based firm that specializes in custom homes. They built the house on one acre of cleared land, which had been sold in April of 2004 for **\$815,000**, an industry source said.

Farrell's not like those firms you see on TV advertised by **Erik Estrada**, where even people with bad credit can get a shingle split-level in a planned community in **Oklahoma**. Farrell famously has the capital to buy and sell land in the few spots remaining between and among celebrities' longtime Hamptons camps. "[E]ach Farrell home is custom built to reflect the **character and personality** of our client," the builder's Web site boasts.



Rudy and Judi Giuliani.

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