



Community Spirit

A new Hamptons development offers an exclusive lifestyle on the East End

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UMMER IN THE Hamptons has always had its own special brand of exclusivity—the right house in the right town, the right club, and above all an air of enigmatic seclusion.

Discovery Land Company, a luxury residential resort developer with more than 35 private communities around the world, is rewriting that story. Its newest property, The Hills, sits on 600 acres of preserved Pine Barrens landscape in East Quogue, a salty, laid-back hamlet within the town of Southampton, approximately two hours from Manhattan.



A New Kind of Neighborhood

The Hills is an enclave of 110 residences, ranging from five- to eight-bedroom homes and cottages to sprawling homesites for those who want to build something of their own among the pines. “The neighborhoods were planned with vistas and plenty of open space within reach of the club’s amenities, so families have a balanced offering of the outdoors and our services,” says Discovery’s founder and CEO, Mike Meldman. Architecture by Hart Howerton exudes a chic, coastal aesthetic, taking its cues from a landscape of pine forest and windswept dunes.

Underlying all of it is a core Discovery Land



CLOCKWISE FROM LEFT Signature comfort station along the golf course, featuring sliders, sundaes and margaritas; 18-hole Tom Fazio golf course; beach dining



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Throughout the course, well-placed bunkers keep things interesting. “Tom Fazio’s ability to craft a challenging yet accessible layout for golfers of all levels—from first timers to low handicappers—is nothing short of a Picasso at work in a coastal landscape,” says Meldman. But what really sets the experience apart from the storied—and notoriously tough to join—private clubs nearby isn’t the design. It’s the vibe. No tee times. No dress code. Even no shoes if you like.

Discovery’s signature comfort stations raise the bar on the midround pit stop. Think ice cream sundaes and margaritas made with Casamigos tequila—a fitting pour given that Meldman is a partner in the brand.

Surf, Sand and Sun

Members also have access to a private beach club. The Dune Deck, a onetime Westhampton Beach hotspot acquired by Discovery in 2015, sits on a pristine swath of sand overlooking the Atlantic just a short drive from The Hills. Pink and green cabanas, an oceanfront pool, sweeping deck and full-service dining—including the occasional pop-up omakase night—make it a retreat in its own right.

A comfort station stocked with snacks and treats is a favorite spot, while an expansive gym, kids’ programming and a bar that hits its stride at golden hour round out the scene. Food and cocktails come to you on the beach, and evenings mean movies and bonfires under the stars. It’s the ultimate summer hang.

Adventure With a Sense of Place

Another Discovery Land trademark is its dedicated Outdoor Pursuits team—local outfitters who curate experiences designed around the natural character of each region.

At The Hills, that means leaning into the rhythms of the East End: deep-sea fishing on the Atlantic, stand-up paddleboarding on the bay, hiking through pitch pine forest, bike rides along the coast, and even birding.

Back at the Dune Deck, the team keeps things hopping with kayaking, fitness classes and kite flying. Delivering that kind of fun is a Discovery specialty.

The Good Life

Discovery has always taken food seriously, and The Hills is no exception. The club’s culinary program draws from the East End’s bountiful larder—briny local oysters, seasonal farm produce, catch of the day—while on-site gardens supply the kitchens.

Framed around the four pillars of movement, sleep, nutrition and recovery, the property’s wellness complex brings similar passion to body and mind. A state-of-the-art fitness center, health services, a full spa and med spa make it a hub for rejuvenation, with holistic programming designed to feel less like a resort amenity and more like a way of life.

After years in the making, The Hills is having its moment. The golf course made waves during its 2025 debut, residents are putting down roots, and this season the club opens its doors with the full Discovery Land experience falling into place. By any measure, it’s a community that’s coming into its own.



principle that gives The Hills its distinctive neighborhood character: All members must be property owners. There are no outside memberships, no day passes, no drop-in golfers. Instead, residents enjoy something genuinely hard to come by in the Hamptons: a ready-made sense of community.

On the Links

At the heart of The Hills is an 18-hole Tom Fazio golf course—a long overdue addition to a stretch of coastline with a venerable golf legacy. Play moves over Kentucky bluegrass fairways framed by lush pine barrens and out to greens of creeping bent grass.