



Spectacular Cobb Road Compound



Water Mill. This Simon and Simon production comes back on the market offering masterful construction, generous room sizes and consummate finishes within an 8,500 SF +/- 7 bedroom, 10 bath residence that anchors a gated 2 acre compound. Grand spaces warmed by 4 fireplaces and radiant heat throughout include, on the first floor, great room, formal dining room, chef's kitchen, den with fireplace, first floor master with fireplace, sitting room and study plus a staff suite. Upstairs another master is joined by 3 private guest suites all ensuite. A fully finished 4,500 SF +/- lower level adds recreational areas, wine cellar, gym and staff quarters while a 4 car garage holds all the toys. Stone patios fan out to join the Gunite pool, spa, pool house, sunken court and tiki wet bar. A 2 bedroom, 3 bath guest house with finished lower level offers its own Jacuzzi and putting green. Exclusive. **\$13.95M WEB# 34350**



Waterfront Compound



Sag Harbor. Heroic views and magnificent sunsets are just the prologue to the story that describes this rare opportunity to create a magnificent bayfront compound. The waterfront parcel of 2.15 acres, with 338' beachy frontage on Noyac Bay and a substantial dock, hosts a clean, crisp modern home, cleverly designed to present water views from all main rooms. High ceilings and walls of glass lend a sense of great space and light to an open floor plan that includes great room with fireplace, dining area, library with fireplace, comfortable office, master with fireplace and 3 additional bedrooms plus four and a half baths. An existing waterside pool could be easily expanded while the grounds have been professionally landscaped. The abutting lot of 1.84 acres is included in this offering and will provide ample room for a rich compound with could include a new main house, guest house, pool and possibly tennis to complement the dock and sunsets. Don't let this opportunity escape with the next tide, plan to preview these superlative properties today. Exclusive. **\$10.5M WEB# 23825**

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