



Cobb Isle



Water Mill. An extremely rare opportunity to own new waterfront construction on Cobb Isle in Water Mill presents itself along a 275 ft. bulk-headed stretch of Mecox Bay. A 7,000 SF +/- 6 bedroom gambrel style traditional, designed by McDonough & Conroy, is now complete on an idyllic acre very South of the highway in this coveted bayfront enclave. Views and four fireplaces highlight generous rooms that comprise an excellent floor plan over 6-10" quarter sewn white oak planks to include great room, living room, Robert Bakes kitchen with breakfast room, dining room and intimate sitting room. A staff suite and 2.5 car heated garage, with room for 2 more vehicles via hydraulic lift, complete the first floor. Upstairs, the second floor is host to one master to the West which offers luxurious bath with heated floors, his and her closets and a waterview balcony. 3 additional bedroom suites and another master to the East with a fireplace, similar amenities and two waterview balconies. Outside, a pool house and 4000 SF of patios provide ample opportunity to enjoy the waterside heated gunite pool with spa, fireplace, fire pit, outdoor kitchen and extensive landscaping that lend greenery and color to this attractive setting. A floating dock accommodates boats and jets skis that can motor out to Mecox Bay and the beaches beyond. The house is pre-wired for a Control 4 home automation system which allows an owner to control home systems from anywhere in the world while the geo-thermal HVAC system ensures greater efficiency.

Co-Exclusive \$13.95M WEB# 46749



Halsey Lane



Water Mill. Mecox Bay and ocean breezes combine to caress a classic 6,300 SF +/- gambrel, poised on almost 3 meadow-like acres in a serene south of highway setting available for both sale and rent. Wide plank oak flooring ushers family and guests over a brilliant floor plan, which includes a stunning living room with fireplace and coffered ceiling, den/bedroom with bath and formal dining room. The large, country kitchen with fireplace includes a breakfast nook and pantry. Upstairs, the master bedroom, complete with fireplace, private terrace and luxurious bath, is joined by four additional ensuite bedrooms. All suites have access to the 2nd floor living room with fireplace, tendering large vistas of Mecox Bay. Additionally, the finished lower level provides staff quarters, media room, and gym/playroom. A home automation system allows the homeowner to control and monitor the geothermal HVAC system and other house functions from anywhere. A clever front to back covered porch with fireplace and bath overlooks a 20 x 45 foot heated gunite pool, raised spa and sunken Har-Tru tennis court, all embraced by extensive lawn and artful landscaping. Unique, compelling and available for preview today.

Co-Exclusive. \$7.695M WEB# 45845

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