



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. Price Upon Request WEB# 23825



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 7,000SF +/-, 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" rift and 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 4,000 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. With all this going on in great proximity to everything that makes the Hamptons a world class destination make plans to preview today!

Co-Exclusive \$13.95M WEB# 467496

11th Top Ranked Broker Nationwide in 2011

as mentioned in The Wall Street Journal, Real Trends and Inre magazine's annual list of the "TOP 1000" real estate professionals in the country



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