



Town Line Road



Wainscott. With a one room school house, a population under 1,000 and an area of only 7 square miles, the seaside hamlet of Wainscott might get overlooked. But then one might also miss out on an incredible new estate just coming to market on an idyllic two acres, ingeniously designed by Val Florio and masterfully built by the Lifton-Green team, only several hundred yards to the ocean. One enters the gated 8,300 SF +/- 7 bedroom shingled traditional through a double-height paneled entry foyer over 6" rift and quarter sawn white oak floors which fan out to include a great room, library and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with gathering room has its own fireplace, as well as a butler's pantry which leads to the formal dining room. A guest suite, staff quarters and a pair of powder rooms on opposite sides of the residence, a laundry facility and a 3-car garage complete the first floor. Upstairs, the master bedroom, stretching from the front to the rear of the house, offers expansive his and her baths connected by a common steam shower, separate closets an office and a deck which is shared by one of the four additional ensuite bedrooms. From there climb a short staircase to the widows walk/roof deck offering panoramic views of the surrounding countryside over Wainscott Pond to the Atlantic with ample room for table and chairs. An additional 3,800 SF +/- of living space is found in the lower level which offers a luxurious spa experience including gym and sauna, as well as wine cellar, recreational areas, full bath, staff lounge and an optional movie theater with concession area. Outside, the covered porch with fireplace and broad stone patios overlook the 20' X 50' heated Gunite pool with spa serviced by a pool house which includes bathroom and kitchen. A 60' x 120' sunken Har-Tru tennis court and professional landscape package, including a variety of specimen trees, completes this spectacular offering. Co-Exclusive \$17.9M WEB# 32999

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