



## Town Line Road

**Wainscott.** An incredible new estate on an idyllic two acres has been designed by Val Florio and built by the Lifton-Green team, only several hundred yards to the ocean. One enters the gated 8,300 SF +/- 7 bedroom traditional through a double-height entry foyer which leads to a great room, library and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with gathering room has its own fireplace and butler's pantry that leads to the formal dining room. A guest suite, staff quarters and a 3-car garage complete the first floor. Upstairs, the master bedroom offers his and her baths, steam shower, separate closets, an office and a deck shared by two of the four guest suites. A short staircase climbs to the roof deck with amazing views over Wainscott Pond to the ocean. An additional 3,800 SF +/- is found in the finished lower level which offers a luxurious spa experience including gym and sauna, as well as wine cellar, staff lounge, full bath and an optional home theater. Outside, the covered porch with fireplace overlooks the heated Gunite pool with spa and pool house. A 60' x 120' sunken Har-Tru tennis court and professional landscape package completes this spectacular offering.

Co-Exclusive. \$17.9M WEB# 32999



## 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 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. Make plans to visit this sensational property today.

Co-Exclusive \$12.95M WEB# 46749



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