



## 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 +/- 8 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 suite, powder room 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. **\$14.9M WEB# 32999**

Contact Gary DePersia to discuss your options in the Hamptons today  
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