



Reserve Your Views in Water Mill South by M&M Custom Luxury Homes

Water Mill. Caressed by bay and ocean breezes a 7,700 SF+/- residence by M & M Custom Luxury Homes has begun construction on 1.5 acres with views overlooking Mecox Bay to the South and a contiguous 35 acre reserve to the North. A grand two-story paneled foyer ushers all over 8 inch rift and quarter sawn white oak floors into the great room and living room, both warmed by fireplaces and highlighted by custom moldings and intricate details. A generous eat-in gourmet kitchen augmented by butler's pantry will form the centerpiece of this spectacular new construction. The formal dining room is large enough for both sides of the clan. A guest bedroom suite, powder room, mud room with full bath and a 3-car garage complete the first floor. Upstairs the master wing with sitting room with fireplace, walk-in closets, expansive bath and covered waterview terrace is joined by four guest bedrooms with baths all ensuite. A library/media room puts the finishing stroke on the second floor. The lower level adds 4,000 SF+/- of additional living space including a recreational areas, gym with a sauna and steam spa bath, home theater and 2 staff suites. Outside views of the reserve abound from the 20' x 50' heated Gunite pool with spa, sunken N/S tennis court and a cabana. Now is the perfect time to preview this superlative new construction while the opportunity exists to infuse your own personality into the completed estate. Call for plans and full construction details today.

Exclusive. \$9.95M WEB# 13796

Contact Gary DePersia to discuss your options in the Hamptons today
Southampton to Montauk...Sagaponack to Shelter Island
Exceptional Properties...Exceptional Results
The Hamptons for buyers, sellers, renters & investors.



Gary DePersia | Licensed Associate Real Estate Broker | m: 516.380.0538 | gdp@corcoran.com

Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by NRT LLC, 51 Main Street, East Hampton, LI, NY 11937 | 631.324.3900 *Prices are as last advertised.

corcoran
corcoran group real estate