



## TOWN LINE ROAD BY LIFTON-GREEN

**Wainscott.** Framed by ocean, pond and the farm fields of Wainscott South, an 8,700 SF +/- residence, anchoring a 2 acre gated estate comes to market compliments of the Lifton-Green team, masterfully designed by Val Florio and only several hundred yards to the beach. Reminiscent of the classic Hampton estates along Lily Pond Lane, this 8 bedroom shingled traditional is entered via a double-height foyer over richly stained 9 inch long board, plain sawn white oak floors framed by custom-milled raised paneled walls which fan out to include a living room and library, both warmed by fireplaces and both accessing their own stone patios. The superbly outfitted kitchen has its own living room with fireplace and breakfast area with French doors that open to the covered mahogany porch. A butler's pantry highlighted by walnut counter tops with separate storage closet leads to the formal dining room. A guest suite, a pair of powder rooms on opposite sides of the residence and a 3-car radiantly heated garage complete the first floor. A majestic staircase ascends to the master wing featuring a sleeping chamber with its own covered balcony, sitting room with fireplace and terrace, his bath and closet as well as her bath and expansive closet with separate dressing room. Four additional guest bedrooms, beautifully appointed with baths all en-suite and laundry area complete the second floor. From there climb a short staircase to the widows walk/roof deck offering over 300 SF+ to enjoy the panoramic views of the surrounding countryside over Wainscott Pond to the Atlantic with ample room for table, chairs and umbrellas. Take either of the staircases or the elevator to an additional 4,000 SF+/- of finished space in the lower level which offers a luxurious spa experience including glassed in gym and sauna, as well as wine cellar, recreational areas, powder room, an optional movie theater with concession area and cedar closet. Completing the lower level is a staff wing with 2 complete suites and a laundry room that can be sequestered from the rest. Outside, the covered porch with mahogany decking and broad stone patios overlook the 20 X 50 heated gunite pool with spa serviced by a pool house which includes bathroom, kitchen as well as indoor and outdoor showers. A 60' x 120' sunken Har-Tru N/S tennis court and landscape package designed by Michael Derrig's Landscape Details which includes a variety of specimen trees, complete this spectacular offering only 7 properties to the beach. Co-Exclusive. **\$16.95M WEB# 23413**



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**Gary R. DePersia**

*Licensed Associate Real Estate Broker*

m: 516.380.0358

gdp@corcoran.com

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