



RESERVE YOUR VIEWS



Water Mill South. Caressed by bay and ocean breezes a 7,800 SF +/- residence by M & M Custom Luxury Homes is well into 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. Command your empire from an office, sequestered from the rest of the residence with its own entrance, that offers views of the bay from a well positioned desk. A generous eat-in gourmet kitchen augmented by large pantry will form the centerpiece of this spectacular new home while the formal dining room with fireplace is large enough for both sides of the clan. A guest bedroom suite, powder room, mud room with an additional powder room and a 3-car heated and tiled garage complete the first floor. Upstairs the master wing with sitting room, fireplace, walk-in closets, expansive bath, balcony and covered waterview terrace is joined by four guest bedrooms with baths all ensuite. A library/media room looking out over the reserve puts the finishing stroke on the second floor. The lower level adds 4,000 SF +/- of additional living space including recreational areas, gym with a sauna and steam, spa bath, home theater and 2 staff suites. An outside fireplace highlights the broad stone patios which lead to the heated Gunite pool with spa, cabana and sunken N/S tennis court, all with views of the reserve beyond. Now is the perfect time to preview this superlative new construction while the opportunity exists to infuse your own personality into the completed estate.

Exclusive \$10.95M WEB# 13796



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