



MECOX FARMS BY JAMES MICHAEL HOWARD

Water Mill. A magnificent 3 acre estate, anchored by a James Michael Howard designed 12,000 SF+/-, 7 bedroom residence, is in construction overlooking farm fields and Mecox Bay. The journey begins as you enter the grand foyer with inlaid limestone patterned floors. Sundrenched by day, the two story 21' x 30' Long Room, will at night, be the focal point for all your entertaining with custom limestone fireplace below lime washed ceiling beams. Quiet reflection can be found in the 21' x 19' library with hand cut vellum walls and stone fireplace. Meals both lavish and simple will be taken in the 21' x 18 dining room with fireplace and a nearby glassed walled wine room. The expansive kitchen with breakfast room includes custom wood and stainless steel cabinets, a large island and professional appliances. Nearby, an 18' x 22' informal living room has coffered ceiling and a niche for a 120" TV. A first floor guest master suite including fireplace and large sitting room is joined by another elegant first floor guest suite. Upstairs, a barrel vaulted vestibule opens to the master wing offering large sleeping chamber with paneled walls and separate sitting room boasting lacquered walls, a limestone fireplace and bar area. Notable his and her dressing and bathing areas find mutuality in a common showering room. The master and four additional guest suites have access to a second floor recreation room as well as expansive balcony overlooking the bay. A short staircase leads to a roof terrace with heroic views all the way to the Atlantic Ocean. Outside, a covered 77' veranda overlooks the pool with spa serviced by a pool house with outdoor masonry fireplace and professionally landscaped grounds including orchards, meadows and estate plantings. An enchanting and substantial piece of real estate with architecture and property that are heart stopping...a place you will want to draw your last breath...a residence which you will purchase fully furnished and outfitted.

Co-Exclusive. **\$24.95M FULLY FURNISHED WEB# 40700**



RESERVE YOUR VIEWS WITH M & M CUSTOM HOMES

Water Mill. Caressed by bay and ocean breezes, a 7,800 SF+/- residence by M & M Custom Luxury Homes is nearly complete 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 6 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, which 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 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 1st floor. Upstairs, the master wing with sitting room, fireplace, walk-in closets, expansive bath 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, optional screening room and 2 staff suites. An outside fireplace highlights the broad stone patios which lead to the 20' x 40' 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 in order to be in for Summer 2014.

Exclusive. **\$10.95M WEB# 13796**



THE PENINSULA AT NORTH HAVEN POINT

Sag Harbor. Heroic sunsets are merely the prologue to the story that describes this masterfully constructed gated waterfront manor offering panoramic vistas in a privileged setting. Meander along 650+/- feet of shoreline and over 2 secluded landscaped acres enhanced by an additional 3 acres of contiguous waterfront property preserved for all eternity. Watch ships set sail from a 60' infinity edge pool with spa framed by broad stone patios and lush lawn and landscaping. Navigate its 7,000 SF+/- of living space exquisitely detailed and meticulously maintained that includes double height entry over richly stained wood floors that fan out to include formal living room, sunroom with fireplace and an intimate library with fireplace that will quickly become a favorite haunt to peruse your latest tome while enjoying that post prandial cigar. Entertain effortlessly with large eat-in gourmet kitchen by Robert Bakes servicing the formal dining room. A guest suite, powder room and a 3 car garage complete the 1st floor. Upstairs the master wing with fireplaced sitting room and private balcony is joined by 4 additional bedroom suites including a featured guest master bedroom with sitting area and balcony. The expansive basement with 10' ceilings, deep window wells and plumbing roughs awaits a new owner's imagination. Manage your estate from anywhere with a Control 4 system. Community tennis courts are only a short walk away. With a vast liquid backdrop and copious amenities, this singular residence could become your own personal waterfront resort. Call for your own private tour today.

Co-Exclusive. **\$14.99M WEB# 12787**



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