



RESERVE VIEWS IN WATER MILL SOUTH BY M&M CUSTOM HOMES

Water Mill. Caressed by bay and ocean breezes a 7,800 SF+/- residence by M & M Custom Homes is now 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 with fireplace is large enough for both sides of the clan. A generous guest bedroom suite, powder room, mud room with an additional powder room and a 3-car heated garage complete the 1st floor. Upstairs, the master wing with sitting room, fireplace, walk-in closets, expansive bath and both covered and uncovered terraces is joined by four guest bedrooms with baths all ensuite. A library/media alcove 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 sauna and steam spa bath, wine cellar, optional home theater and 2 staff suites with full bath. An outside fireplace highlights the broad stone patios, upon which an outdoor kitchen resides, leading to the 20' x 40' heated Gunite pool with spa, cabana and sunken N/S tennis court, all with views of the reserve beyond. Preview now to be in by Thanksgiving and all the other holidays to come.

Exclusive. \$10.95M WEB# 13796



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