



FARRELL: FINISHED, FURNISHED & FABULOUS IN WATER MILL SOUTH

Water Mill. Farrell Building Co, the developer that has come to epitomize new construction both north and south of the highway throughout the Hamptons, has completed and beautifully furnished a 5,700 SF+/-, 8 bedroom home on a beautiful 1+ acre lot. Offering the combination of masterful construction, exquisite finishes, copious amenities and a sensible floor plan that have become the hallmark of the Farrell brand, a double height entry welcomes all over beautifully finished white oak floors that spread out to include the 22' X 17' living room and a generous 21' X 21' great room with coffered ceiling, both warmed by fireplaces. The state of the art eat-in kitchen is well equipped to service the 20' X 16' dining room. A guest master suite, powder room, mud room and a 3 car garage complete the first floor. Upstairs the master suite offers a 21' X 18' sleeping chamber, luxurious spa like bath, a pair of walk in closets and private balcony. Four additional guest bedrooms, including one with its own terrace and all with baths ensuite complete the 2nd floor. The finished lower level adds an additional 2,250 SF+/- of living space offering recreational room, gym/media room, a pair of staff suites sharing a full bath and an additional full bathroom. Outside, both covered and uncovered patios overlook the heated Gunite pool and spa, framed by generous lawn and a professional landscape package. A short drive takes you the villages of Water Mill, Bridgehampton or Southampton with their pristine ocean beaches just beyond while very hot Sag Harbor, with its restaurants, marinas and shops is merely down the road to the north. Preview now so that you can be in well before Summer 2015. Not exactly what your looking for? Inquire about the other 30+ projects underway from Southampton to Amagansett. Exceptional At \$6.795M WEB# 40194



Southampton to Montauk...Sagaponack to Shelter Island
The Hamptons for Buyers, Sellers, Renters & Investors

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