



## MECOX FARM

**Water Mill.** A magnificent 3 acre estate, anchored by a fully furnished, James Michael Howard designed, 12,000 SF+/-, 7 bedroom residence, overlooks Water Mill's bucolic farm fields and the broad waters of Mecox Bay. The journey begins as you enter the grand foyer with inlaid limestone patterned floors. Sun-drenched 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. The 21' X 18' dining room with fireplace is serviced by a nearby glassed walled wine room. The expansive kitchen with adjacent 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 two elegant guest suites. 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 three 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. A covered, 77' veranda looks out to the glimmering, infinity edged pool with spa serviced by a cabana with outdoor fireplace and professionally landscaped grounds including orchards, meadows and estate plantings. An enchanting and substantial piece of real estate with architecture, furnishings and property that are heart stopping...a place you will want to draw your last breath, all tied up in a beautiful package which is all too easy to open.

Co-Exclusive. \$24.95M WEB# 40700



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

**Gary R. DePersia**

*Licensed Associate Real Estate Broker*

m: 516.380.0538

[gdp@corcoran.com](mailto:gdp@corcoran.com)