



## M&M Custom Homes on Wild Orchid Farm

**Water Mill.** M&M Custom Homes has completed construction and furnished a 7,000 SF+/- residence with 7 bedrooms that offers the combination of masterful construction, generous room sizes, intelligent flow and a sensational landscape plan that has become the unique signature of these fine craftsmen. Sited on 2 acres looking west over a contiguous 32 acre reserve this unique estate additionally offers pool, spa, cabana and sunken tennis court.

**Exclusive. \$6.495M WEB# 51037**



## Spectacular Cobb Road Compound

**Water Mill.** Sequestered behind stone walls though a gated entry, a 13,000 SF+/-, 7 bedroom, 10 bath residence, on three levels of living space, anchors a gated 2 acre compound with guest house in an estate setting. Completely transformed by James Michael Howard with exquisite new interiors throughout, grand spaces include an impressive two story great room with fireplace, formal dining room with wet bar, eat-in chef's kitchen professionally equipped with fireplace and an adjoining den with fireplace. The first floor master with fireplace is augmented by a sitting room, luxurious spa bath and two walk in closets. A staff suite and two powder rooms complete the first floor. Upstairs large decks, overlooking the grounds, are shared by a large guest master and 3 additional guest suites all with built-in closets and individual climate controls. A fully finished 4,500 SF+/- lower level adds recreational areas and staff quarters while a heated and tiled 4 car heated and tiled garage holds all the toys. An elevator accesses all levels and a Crestron system controls major systems. Stone patios fan out to join the 50 ft. Gunite pool, spa, pool house, sunken court and basketball court and tiki wet bar. A 2 bedroom, 3 bath guest house offers its own Jacuzzi with nearby putting green. Security cameras, generator, 800 amp service and spectacular landscaping ensures the ultimate privacy and piece of mind. Spectacular in all respects, this estate deserves your attention today.

**Exclusive. \$14.95M WEB# 34350**

## Taking It To The Next Level In Water Mill Horse Country

**Water Mill.** A seller on the move with an abundance of style has just listed her 7 bedroom home on a gated, lushly landscaped acre overlooking a celebrity horse farm. This 7,500 SF+/- residence, on 3 levels of living space by Farrell Building Company additionally offers patios overlooking the heated Gunite pool, spa and cabana. If you are an equestrian, board and ride your horses just next door at Bright Side Farm, one of the newest and most state-of-the-art equestrian facilities in the Hamptons. A short drive South brings you to the villages of Bridgehampton, Water Mill and Southampton with their ocean beaches just beyond while red-hot Sag Harbor, with its marinas and chic restaurants, is just down the road to the North.

**Exclusive. \$4.995M WEB# 49600**

## GARY R. DePERSIA

Licensed Associate Real Estate Broker  
m:516.380.0538 | gdp@corcoran.com



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

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