



New Water Mill North Estate with Tennis

Water Mill. In an area that's fast becoming THE IN place north of the highway, evidenced by a flurry of recent house and land sales, a McDonough & Conroy designed 6+ bedroom, 8 bath shingled traditional on 2.5 acres is now complete and furnished. Midway between ocean and bay, this 8,000 SF +/- residence offers consummate detail and impressive symmetry on three levels of living space. A dramatic double height paneled entry welcomes you into a sundrenched environment over beautifully finished white oak floors. Spread out before you is the great room with coffered 11' ceilings, fireplace and wet bar. Turn left, past powder room, into the handsome formal dining room also with coffered ceilings. The heart and soul of your days will happen in the expansive kitchen, professionally equipped and bolstered by a butlers pantry. The kitchen flows seamlessly into an adjacent informal living room with fireplace, dramatic wood clad ceilings, handsome detailing and ample room to kick back and relax. French doors open to the covered porch outside. An expansive master with his/her closets, luxurious bath and private covered porch completes the first level. Upstairs, a second master with similar amenities plus a fireplace and its own balcony reigns over 3 additional ensuite bedrooms, serviced by a laundry room. The finished lower level offers recreational room, pre-wired screening room, full bath, staff suites and rooms for gym, sauna and wine cellar. The 2.5 acre property, adjacent to a 15 acre reserve, includes generous lawn, colorful landscaping and expansive slate patios framing the heated Gunitite pool, spa and sunken N/S, all weather tennis court. Completing this offering is a fully wired residence, security and sprinkler systems, separate pool bath and a 2 car heated garage which can accommodate an hydraulic lift for two more vehicles. With the villages of Southampton, Water Mill and Bridgehampton nearby, this beautifully conceived residence provides convenient access to all the places you want to be. Preview today.

Co-Exclusive. \$4.995M WEB# 44907

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M & M Custom Homes on Wild Orchid Farm

Water Mill. M & M Custom Homes has now completed construction, along the farm fields of Deerfield Road, on 2+ bucolic sunset-sited acres looking west over a contiguous 32 acre reserve. Anchored by a 7 bedroom, 7,000+ SF +/- residence, this complete estate 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. A double height paneled foyer will usher all into the residence as beautifully finished white oak floors fan out to generous rooms, each highlighted by interesting molding and ceiling detail, including the great room with fireplace, custom kitchen by Bakes & Kropp with adjoining fireplaced family room, formal dining room and convenient first floor guest master suite. Two powder rooms, mud room and a 3 car garage complete the first floor. Upstairs the expansive master wing offers fireplace, luxurious bath with heated floors, steam shower and Jacuzzi, oversized walk-in closet and private terrace looking West across the reserve. An additional 4 bedrooms, each with baths ensuite, will accommodate guests fortunate enough to be invited. A wide staircase descends to the finished lower level, offering a staff suite and rooms dedicated for gym, home theater and recreation. Outside, both covered and open stone patios overlook a 40' heated pool augmented by spa and cabana as well as a sunken tennis court all framed by extensive landscaping and a sea of grass. Now is the time to preview this sensational listing and perhaps be in for the balance of the summer and for all the seasons to come.

Exclusive. \$6.495M WEB# 51037



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

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