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## Montauk Waterfront Compound

**Montauk.** Spanning nearly 7 acres across 4 separate, southwest facing, waterfront parcels, a singular harbor front opportunity has just emerged from the cool waters of very hot Montauk. This offering includes a Men at Work built 2 bedroom cottage of recent vintage on almost 1.5 acres that could become the gate house for an assemblage of properties that includes an adjacent 1.4 acre vacant building parcel. The centerpiece of this grouping is a nearly 1.5 acre parcel that includes the Packing House where tuna was once packaged and shipped overseas atop which sits a 2 bedroom apartment. The Tower building, to its right, offers storage, bathroom facilities, a 4 bay garage and an office above which overlooks the harbor. A small multi-use building sits just behind. One hundred fifty feet of dock reaches out to a unique barn-like boat house also built by Men at Work, surrounded by additional docking on 3 sides. Adding to this sprawling compound is a vacant 2.75 acre lot to the North with additional possibilities for development. Certainly you could explore the commercial potential which includes the bottom rights beneath the harbor, but a boating enthusiast might consider this the perfect opportunity to create the ultimate waterfront oasis accessible by land, sea and air, as the Montauk Airport is just down the road. With multiple uses, southwest exposure, brilliant sunsets and the entrance from Lake Montauk to Long Island Sound and the open waters of the Atlantic Ocean only a few hundred yards away, this compound should be previewed today before it escapes on the next tide.

**Co-Exclusive \$19.95M WEB# 32737**



## Spectacular Cobb Road Compound

**Water Mill.** Sequestered behind stone walls though a gated entry, a 12,000 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 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 with fountain 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**

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Southampton to Montauk...Sagaponack to Shelter Island

The Hamptons for Buyers, Sellers, Renters & Investors

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