



## Living Large: M & M Custom Homes Presents Grand 7 Acre Estate

**Water Mill.** Over 7 acres of privacy will greet you each and every day when you decide on this grand 7 bedroom estate nearing completion in what's becoming a very hot enclave of new homes in Water Mill North. M & M Custom Homes is offering their best floor plan to date with the copious amenities, high-end finishes and superlative quality that has become their unique signature. Tremendous curb appeal is immediately evident as a long gated drive leads to the 8,000 SF+/- residence warmed by 5 fireplaces. A dramatic, double height entry opens to the great room with fireplace, formal dining room, custom built kitchen with adjacent informal living room and fireplace, guest master bedroom with fireplace and a 3-car heated garage. Upstairs, the master wing, stretching from front to back of the residence, offers fireplaced sleeping chamber, massive walk-in closet and luxurious spa-like bath. Four additional bedroom suites, including one with fireplace, playroom and a laundry room complete the second floor. A finished lower level offers over 3,000 SF+/- of space that includes home theatre, living room, wine cellar, gym and staff suite. Outside, the covered porch looks out at the heated Gunitite pool and spa, cabana and 60' x 120' N/S tennis court which are all embraced by a sea of verdant lawn and colorful plantings. With the villages of Bridgehampton, Water Mill and Sag Harbor nearby, you will always feel like you are in the middle of all the action if you are nimble enough to move on this new offering.

**Exclusive. \$5.95M WEB# 15922**

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

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## Heroic Views From New Bridgehampton Estate

**Bridgehampton.** Perched atop a hill, looking south over the farm fields of Bridgehampton, all the way to the broad waters of the Atlantic Ocean, an 11,000 SF +/- residence, on three levels of living space, awaits on nearly 2 manicured acres. Masterfully built by Pike Development, the estate is anchored by a gambrel style traditional residence approached from a long winding driveway. Unencumbered views immediately greet those welcomed through a dramatic, double height entry that fans out to over 7,200 SF+/- on the first and second floors. Sundrenched by day, the great room with fireplace, will at night, be the focal point for all your entertaining. A large eat-in, professionally equipped kitchen is more than adequate to service the formal dining room under coffered ceiling. The separate living room is nicely positioned for more intimate soirees. A guest master suite, 2 powder rooms, laundry room and heated two car garage complete the first floor. Upstairs the glorious master suite with fireplace, luxurious bath and ocean view terrace reigns over 4 additional guest suites including one with fireplace. A bonus room and laundry complete the second floor. An additional 4,000 SF+/- is found in the finished lower which offers a wine cellar, gym with sauna and spa bath, media room, entertaining area with bar and fireplace and two bedroom suites. A unique cabana room with kitchenette leads to the pool and grounds through its own stone walled courtyard. A screened porch with fireplace looks out to both the 22' X 54' infinity edge pool and spa as well as the N/S tennis court, all framed by a sea of lawn, intricate plantings and tall perimeter trees for privacy. The property is located within easy reach of prestigious golf courses, village shopping, ocean beaches, bayside marinas and everything else that makes the Hamptons a world class destination. Heroic views...grand living...copious amenities...location. Preview today.

**Exclusive. \$9.95M WEB# 39419**

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