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## Spectacular Cobb Road Compound

**Water Mill.** Sequestered behind stone walls through 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. \$14.995M WEB# 34350 | Available for Rent: MD - LD: \$695K | July: \$300K | August: \$350K | Year: \$800K**



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

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