













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. \$14.995M WEB# 34350

Also Available for Rent: July: \$300K | August: \$350K | 2 Weeks: \$150K

GARY R. DePERSIA

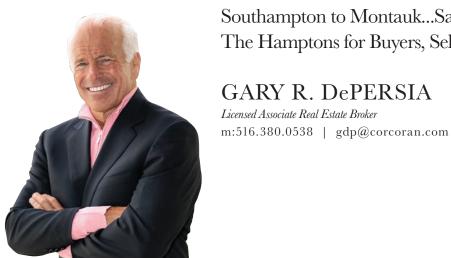
Licensed Associate Real Estate Broker m:516.380.0538 | gdp@corcoran.com

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Farrell Building Company On The Reserve In Water Mill South

Water Mill. Farrell Building Co, the developer that has become synonymous with new construction both north and south of the highway throughout the Hamptons, has completed construction on 2.6 acres bordering a 34 acre reserve just a stones throw from Mecox Bay south of the highway in Water Mill. This 8,600 SF+/-, 10 bedroom home offers the combination of masterful construction, exquisite finishes, copious amenities and a sensible floor plan that have become the hallmark of the Farrell brand. A double height entry welcomes all over beautifully finished white oak floors that spread out to include the 20' X 20' great room, 19' X 20' media room and a generous 19' X 24' living room, all warmed by fireplaces, under coffered ceilings. The state of the art eat in kitchen is more than up to the task to service the 19' X 14' dining room bolstered by a separate butlers pantry. A convenient first floor guest master with fireplace, 2 powder rooms and a 3 car garage complete the first floor. Upstairs the master wing, running from the front to the rear of the residence, offers sleeping chamber, sitting room with fireplace, luxurious spa like bath and a private balcony. Five additional guest bedrooms, with baths all ensuite, including one with fireplace and balcony, complete the 2nd floor. The finished lower level offers gym with spa bath, recreational rooms, home theater with stadium seating, a pair of staff suites and a wine cellar. An elevator connects the three levels of nearly 13,000 SF+/- of living space. Outside, both covered and uncovered stone patios overlook the 50' heated Gunite pool, spa, 2 story pool house and sunken tennis court, all set within verdant lawn and a professional landscape package. Change your Hampton experience forever. Contact me for your private tour today.

Exclusive. \$15.995M WEB# 12678



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GARY R. DePERSIA Licensed Associate Real Estate Broker



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