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## Farrell On The Reserve In Water Mill South... An Estate at an Incredible New Price

**Water Mill.** At an incredible new price, Farrell Building Co, the developer that has become synonymous with new construction both north and south of the highway throughout the Hamptons, is offering a newly finished estate on 2.6 acres bordering a 34 acre reserve just a stones throw from Mecox Bay very south 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 4000+ SF 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 Gunitite 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. \$14.95M WEB# 12678**



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

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