



MONTAUK WATERFRONT COMPOUND

MONTAUK, NEW YORK

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. **Exclusive. \$17.95M WEB#32737**

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FARRELL ON THE RESERVE IN WATER MILL SOUTH

WATER MILL, NEW YORK

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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