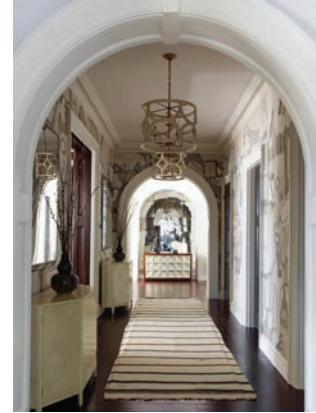


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## Mecox Farm: The Perfect Place to Hang Your Art

**Water Mill.** A work of art onto itself, a magnificent 3 acre estate, anchored by a fully furnished, James Michael Howard designed, 12,000 SF+/-, 7 bedroom residence, overlooks Water Mill's bucolic farm fields and the broad waters of Mecox Bay. The journey begins as you enter the grand foyer with inlaid marble patterned floors. Sun-drenched by day, the two story, 21' x 30' Long Room, will at night, be the focal point for all your entertaining with custom Scagliola fireplace below lime washed ceiling beams. Quiet reflection can be found in the 21' x 19' library with hand cut vellum walls and Soanian mahogany fireplace. The 21' X 18' dining room with fireplace is serviced by a nearby glass-walled wine room. The expansive kitchen with adjacent breakfast room includes custom wood and stainless steel cabinets, a large island and professional appliances. Nearby, an 18' X 22' informal living room has coffered ceiling and a 90" flatscreen TV. A first floor guest master suite including fireplace and large sitting room is joined by two elegant guest suites. Upstairs, a groin vaulted vestibule opens to the master wing offering large sleeping chamber with paneled walls and fireplace, a separate sitting room boasting lacquered walls and a bar area. Notable his and her dressing and bathing areas find mutuality in a common showering room. The master and three additional guest suites have access to a second floor recreation room as well as expansive balcony overlooking the bay. A short staircase leads to a roof terrace with heroic views all the way to the Atlantic Ocean. A covered, 77' veranda looks out to the glimmering, mirror pool with spa serviced by a cabana with outdoor fireplace and professionally landscaped grounds including orchards, meadows and estate plantings. Tennis permit is pending. An enchanting and substantial piece of real estate with architecture, furnishings and property that are heart stopping...a place you will want to draw your last breath, all tied up in a beautiful package which is all too easy to open.

**Co-Exclusive. \$19.75M WEB# 40700**



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**GARY R. DePERSIA**

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