



## Stunning Estate On Mecox Bay At An Equally Stunning New Price

**Water Mill.** Cross an exquisite yacht with an extraordinary estate and you might find yourself with this most incredible of properties with long views down Calf's Creek, across Mecox Bay to the ocean beyond. Poised on a grassy acre, along 220+/- ft. of bulkheaded waterfront, a magnificent 7,000 SF+/-, 7+ bedroom bayside home of recent vintage, since completely rebuilt by renown Lettieri Construction, is awaiting its next, fortunate owner. A double-height foyer leads to multiple living areas under beautiful coffered ceilings which include a great room with fireplace, dining area, adjacent den/media room and a custom gourmet kitchen with breakfast area warmed by its own fireplace. Ground floor guest suites flank the north and south ends of the house including one opening to the pool area. Series of French doors allow access from most rooms to the grounds outside. Upstairs, begin and end your days in the inspired master wing offering its own sitting area, separate his and hers walk in closets and a private balcony that connects to a luxurious spa like bathroom that includes multi jet steam shower, water closet with bidet and jacuzzi. Four additional guest bedrooms with baths ensuite, including two with private balconies, complete the second floor. Outside opportunities are magical. Covered and uncovered porches allow ample room to kick back and relax as you look out across a sea of verdant lawn to the heated Gunite pool with spa serviced by a waterside pool house enhanced by cabana kitchen, full bath and separate napping room. The dock accommodates multiple watercraft from which you can motor, sail or paddle across Mecox Bay to the pristine beaches of Bridgehampton and Water Mill. Beautiful views, resort like accommodations and countless amenities define this ultimate waterfront property at a price too low to advertise. Call for details.

**Co-Exclusive. Price Upon Request WEB# 48721**

**GARY R. DePERSIA**

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## Matthews Lane: A James Michael Howard Estate for Sale or Rent

**Bridgehampton.** Informed by an aesthetic that spreads across centuries while celebrating the best of what's new, Matthews Lane joins the growing resume of highly styled, fully furnished Hampton estates by James Michael Howard, the renowned 2017 ICAA award winning designer, that exemplify coherency in the abstract world of architecture, interiors and the landscape that contain them. In collaboration with McAlpine-Tankersley Architecture and Landscape Details, the visionary Howard has just completed construction of a 7 bedroom residence that spans 11,600 SF+/- on three levels of fully articulated living space. The head swiveling journey begins as you pass through the reception hall arriving in the dramatic great room, under 30ft. beamed ceilings, which incorporates multiple seating areas, dining room and gallery, all warmed by a custom fireplace that anchors the room while walls of windows allow for an abundance of natural light. The state of the art, eat-in kitchen, with 10 seat breakfast area, is warmed by its own fireplace. Additional common spaces include the media room and an intimate living room. The 1st floor master wing with sitting area, fireplace and luxurious bath is joined upstairs by 4 guest suites including a secondary master with roof terrace. The bedrooms are purposely positioned so that none share common walls. An elevator connects all floors to the lower level with two more bedroom suites, a state-of-the-art theater with plush 16-person seating, bar and large recreation room with fireplace and custom billiards table. Geo-thermal heating, Control4 technology, Lutron lighting and a full audio/visual package add to the property's list of amenities. The lush, manicured grounds behind stone walls, including mature specimen trees, espalier apples and verdant lawn, are enhanced by the heated pool and spa serviced by a covered cabana area that incorporates the pool house with full bath and dressing room, outdoor fireplace and built in kitchen which connects over broad stone patios to the two-car garage. Turn key to the extreme, Matthews Lane, additionally available for Summer 2017 rental, lies midway between village and ocean beaches off Bridgehampton's iconic Ocean Road and close to everything that makes the Hamptons a world class resort. Call for your personal tour today.

**Co-Exclusive. \$11.95M WEB# 27099 | \$495K Memorial Day - Labor Day**



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

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