



New Water Mill North Estate By East End Building Co.

Water Mill. A world class estate by East End Building Company on nearly 1.5 acres, offering expansive southern views over vast stretches of farmland, will be ready in less than a year for one discerning buyer in search of uncompromising quality in a bucolic setting. This new 8 bedroom traditional will offer understated elegance and exquisite craftsmanship throughout nearly 10,000 sq ft on three levels of living space. A dramatic double height paneled foyer begins a journey through a superb floor plan including a great room with fireplace opening to an inviting covered patio. The state of the art kitchen is bolstered by eat in area plus a butler's pantry leading to the formal dining room. An informal living room will quickly become the place to watch TV or read a favorite author. The three-season room with fireplace is a wonderful place for that post prandial cigar or as a transition to the grounds outside. Fortunate invitees will enjoy the expansive guest master suite with fireplace and expansive bath opening to its own covered porch. A powder room, laundry facilities, mud room and a 3-car garage complete the first floor. Upstairs, the master wing offers fireplaces warming both the sleeping chamber and a separate sitting room with wet bar. A luxurious bathroom is joined by dressing room, walk in closets and a private terrace overlooking the property. Four additional bedrooms with baths all ensuite and laundry facilities complete the second floor. An elevator connects to the finished lower level offering wine cellar, home theatre, gym, billiards room and a pair of bedroom suites. A screened porch with fireplace is joined by both covered and uncovered patios that overlook a beautiful landscape package with stone walls, lush lawn and specimen trees that frame the Gunite pool and spa, pool house and sunken tennis court. An historic barn is being repurposed as an arrival gate house that will house three additional vehicles. With the villages of Water Mill, Southampton, Bridgehampton and Sag Harbor within easy reach, now is the time to preview this exciting new construction while there is time to infuse your own personality into the finished estate.

Exclusive. \$7.99M WEB# 12541

Twin Peaks At Olde Towne: A Kean Development Designed and Built Estate

Southampton. With two properties already spoken for, now is the time to preview *Twin Peaks*. John Kean has set a new level of excellence with this fully furnished estate, poised behind a gated entry, on 4 +/- manicured acres in the heart Southampton's exclusive enclave known as Olde Towne. Luxurious appointments, exquisite furnishings and state of the art amenities find harmony within Kean's masterful construction. Warmed by eight fireplaces, the striking traditional residence, with interiors by world renowned designer Anthony Ingrao, balances common rooms with intimate spaces throughout its 15,500 square feet on two floors of living space. A dramatic entry leads to the living room with full bar, media room, library and extensive loggia. The kitchen, set within its own great room is augmented by a separate professional chefs kitchen and a glass encased breakfast room. Accommodations include 8 bedrooms with baths ensuite, including extensive master suites on the first and second floor. Three staircases and an elevator variously connect to an additional 6,000 SF +/- lower level with theater, gym, professional 2-lane bowling alley, full bar, wine cellar, billiard room and 2 staff suites. The roof deck offers putting green as well as expansive ocean views. An attached guest cottage offers living room, dining room, kitchen and two bedrooms with baths ensuite. The manicured landscape, bordered by a classic, privet hedge, frames the 60' x 34' Gunite pool with a striking negative edge element and an oversized spa as well as sun lounges in the pool's novel beach end. The pool house features a great room, lounge, kitchenette, 2 full baths, napping/changing room and a canopy offering shade for dining or relaxation. Terraced entertaining spaces are set within vivid garden beds and expansive, open lawn areas. An outdoor kitchen, gas fire pit and sunken Deco Turf tennis court complete with a pergola covered viewing area add to the list of Twin Peak's outdoor amenities. Make plans to view this stunning new estate today and be on the lookout for the debut of *Summer House*, Olde Towne's next completed estate, coming early Summer 2017.

Co-Exclusive. \$39.5M WEB# 38613



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The Hamptons for Buyers, Sellers, Renters & Investors

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