

Great Expectations

6 Five Rod Highway, Wainscott



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First Floor



Property Details / Amenities / Features

- Built in 2011
- Traditional
- 6,300 SF+/-
- 1.00 Acre
- 2 Stories
- 4 Fireplaces
- 6 Bedrooms
- 7 Full Baths / 1 Half-Bath
- Cedar Shingle Exterior
- 6" White Oak Flooring
- Oil Hot Air Heating (8+ Zones)
- Central Air Conditioning
- Town Water
- Pre-Wired for CAT5/Audio/Video
- Alarm System (Peconic Security)
- 20'x50' Infinity Edge Gunite Pool
- 8'x8' Spa
- Finished Basement
- 3-Car Heated Garage
- Pool House

First Floor

- Double-Height Entry Foyer
- Powder Room
- Formal Living Room w/ Fireplace
- Formal Dining Room
- Guest Suite with Full Bathroom
- Staff Bedroom
- Eat-In Kitchen with:
 - Sub-Zero Refrigerator
 - Miele Dishwashers
 - Wolf Oven / Range
 - Walk-In Pantry
- Gathering Room off Kitchen
- Library with Fireplace
- Covered Porch with Fireplace
- Mudroom
- Laundry Room

Second Floor

- Master Bedroom with:
 - Private Deck / Balcony
 - Dressing Room
 - Walk-In Closets
- Master Bathroom with:
 - Oversized Shower
 - Air Bathtub
 - Steam Shower
 - Radiant Heat
- (3) Guest Suites each with:
 - Full Bath

Lower Level

- Play Room
- Cedar Storage Closet
- Full Bathroom
- Bonus Room
- Wine Cellar
- Media Room / Theater
- Gym
- Sauna

Pool House

- Kitchenette
- Half Bathroom



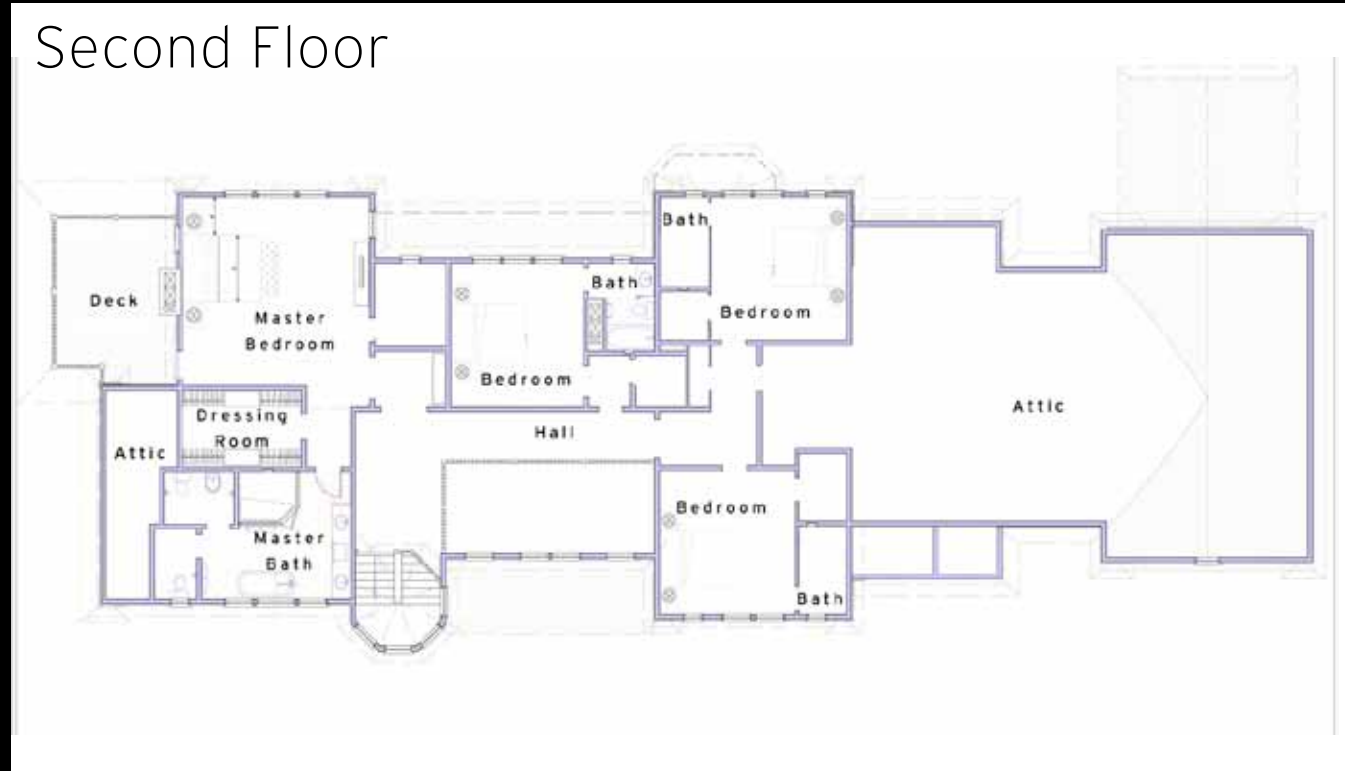
Aerial View

GREAT EXPECTATIONS

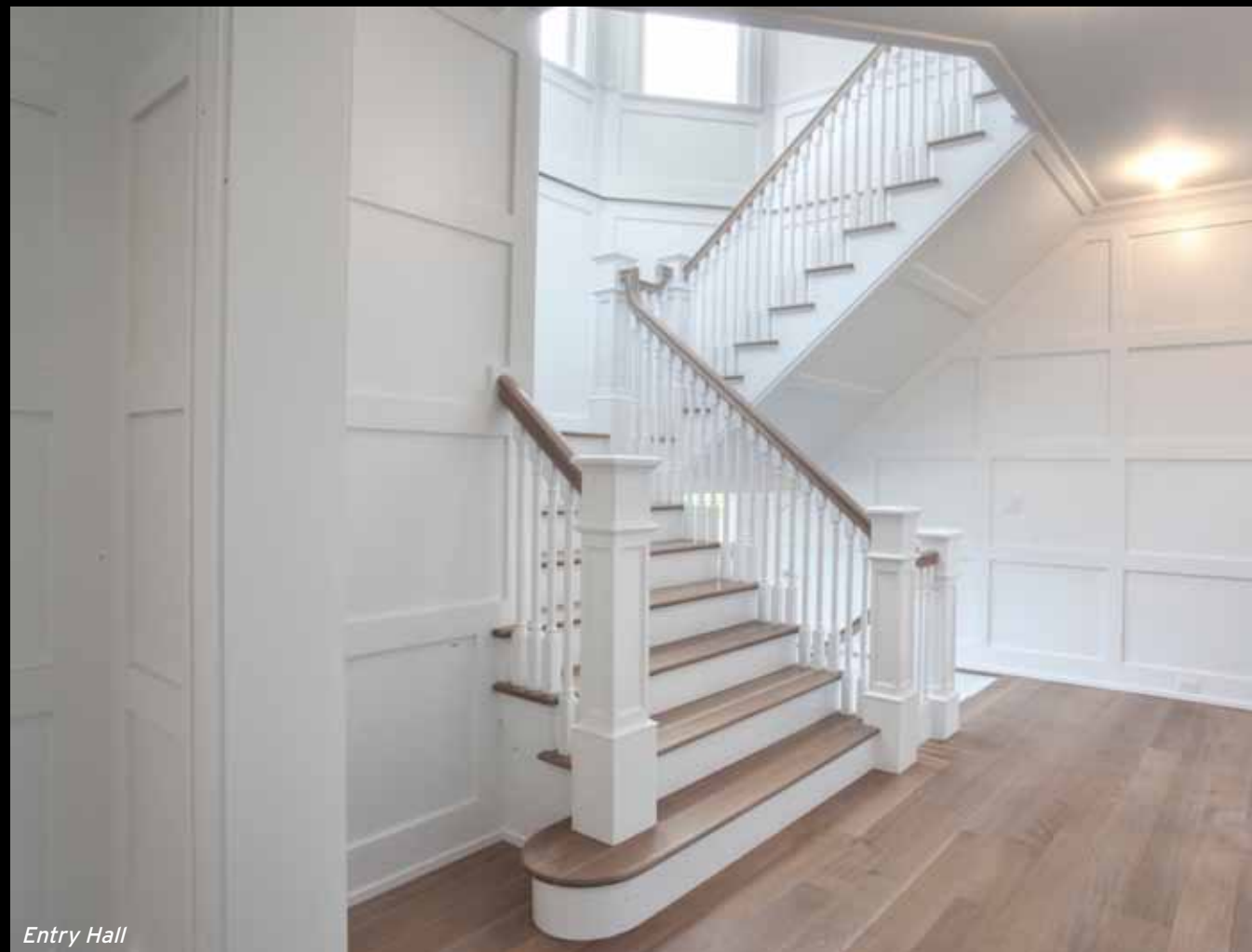
Wainscott. Did you know that Wainscott was named after a little town in Kent, England made famous in Dickens Great Expectations? With a one room school house, a population under 1,000 and an area of only 7 square miles, this seaside hamlet might get overlooked. But then one might also miss out on the new construction well under way south of Main Street and surrounded by iconic Beach Lane, Town Line and Wainscott Pond. And if you missed out on the last stunning house built by the Lifton-Green team on nearby Gibson Lane, then this is your opportunity to own a larger, improved version on an idyllic acre, designed by noted local architect Val Florio. One enters the 6,300 SF+/- 6 bedroom shingled traditional through a double-height paneled entry foyer over richly stained 6-inch wide rift and quarter sawn white oak floors which fan out to include a great room, den and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with gathering room has its own fireplace, as well as a butler's pantry which leads to the formal dining room. A guest suite, staff quarters and a pair of powder rooms on opposite sides of the residence, a laundry facility and a 3-car garage complete the first floor. Upstairs, the master bedroom, stretching from the front to the rear of the house, offers expansive bath, his/her closets and secluded terrace, and is joined by 3 additional bedrooms, with baths all ensuite. An additional 3,000 SF+/- of living space is found in the lower level, which offers a luxurious spa experience including gym and sauna, as well as wine cellar, recreational areas, full bath, staff lounge and an optional movie theater with concession area. Outside, the 20' x 50' heated Gunite pool with 8' x 8' spa is serviced by a pool house which includes bathroom and kitchen. Great expectations, indeed!

Co-Exclusive. \$8.495M WEB# 13296

Second Floor



Front Exterior

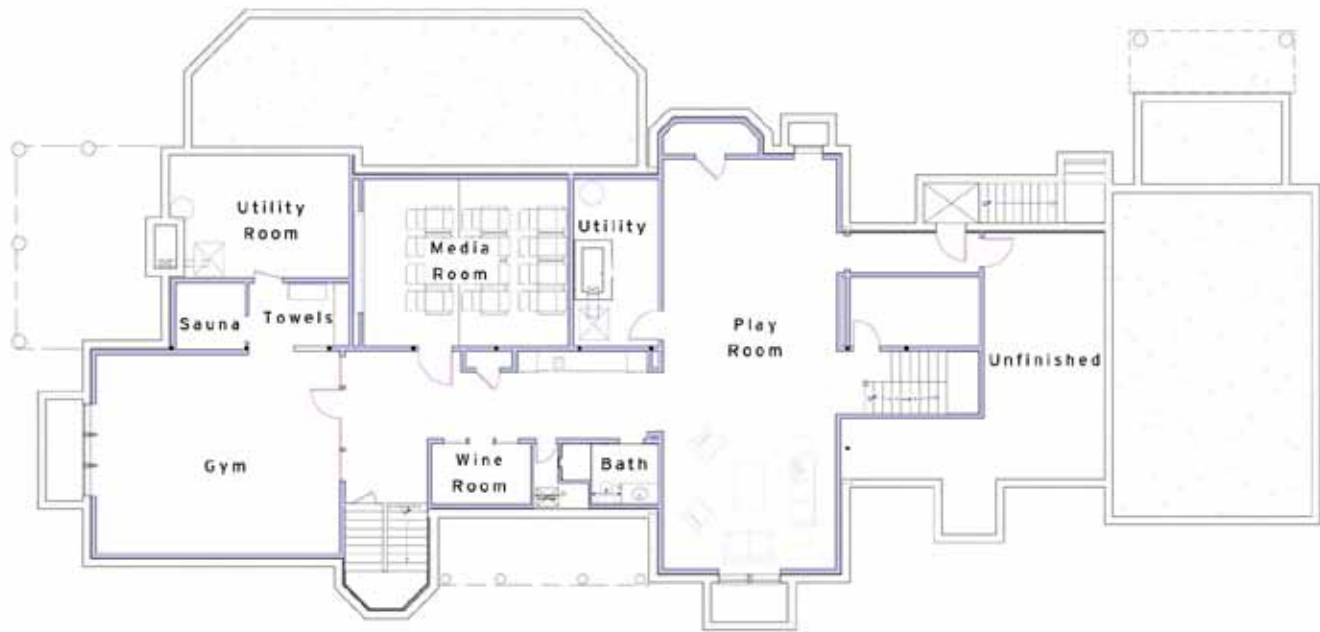


Entry Hall



Eat-In Kitchen

Lower Level



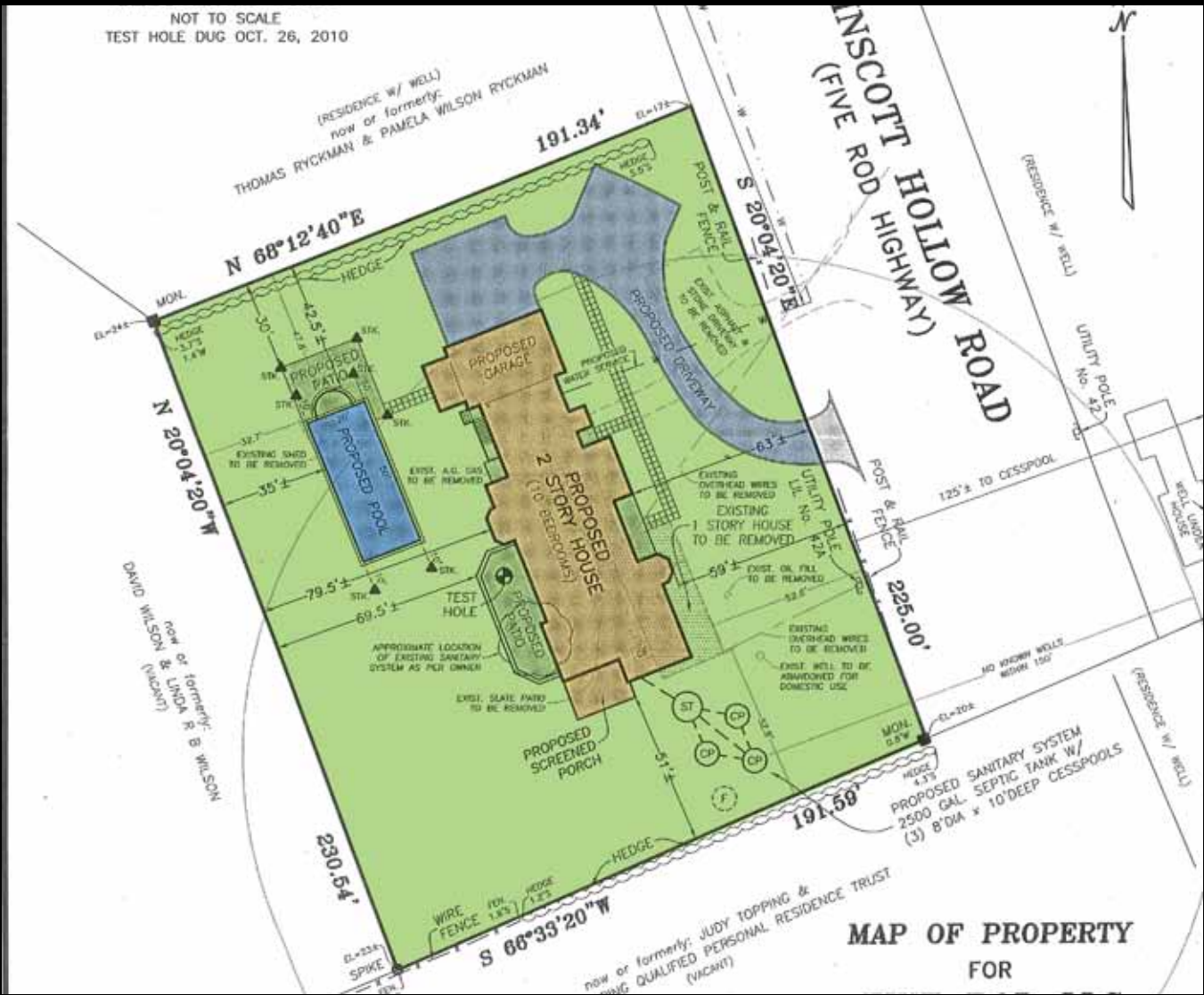
Rear Exterior



Guest Bathroom



Finished Lower Level



\$8.495M

6 Five Rod Highway
Wainscott

1.00 acre / 6,300 SF+/-

6 bedrooms / 7.5 bathrooms

Tax Map: 0300-200.00-02.00-047.000

For more pictures, video and info visit:
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