

Town Line Road

109 Town Line Road, Wainscott



PRESENTED BY LIFTON-GREEN

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Property Details / Amenities / Features

- Built in 2013
- South of the Highway
- Ocean & Pond Views
- 2 Story Traditional + Roof Deck
- 24" Royal Cedar Shingles
- Flooring Includes:
- 9" long board, plain sawn white oak
- Kolbe & Kolbe Windows Sterling Series
- 8,700 SF +/- 1st & 2nd Floors
- 4,000 SF +/- Finished Lower Level
- Extensive Landscaping Designed by Michael Derrig's Landscape Details
- 2 Acres
- 8 Bedrooms
- 10 Full / 3 Half Bathrooms
- 4 Fireplaces
- Oil Hot Air (11 +/- HVAC Zones)
- Central Air Conditioning
- 12 +/- Zone Irrigation System
- Central Vacuum
- Pre-Wired for Audio/Video/CAT5
- 600 amp Electrical Service
- Alarm Installed (Peconic Security)
- Town Water
- 20'x50' Heated Gunite Pool & Spa
- Pool House
- Sunken 60'x120' Har-Tru N/S Tennis Court
- Full Finished Lower Level
- Attached Radiant Heated 3-Car Garage
- Private Driveway
- Expandable Lutron Lighting System

First Floor

- Double Height Entry Foyer w/ Custom Built Raised Paneled Walls
- Formal Living Room w/ Fireplace
- 2 Powder Rooms
- Wood Paneled Library w/ Fireplace & Terrace
- Guest Master Bedroom Suite with:
 - Access to Outside Stone Patio
 - Walk-in Closet
- Guest Master Bathroom with:
 - Water Closet
 - Stall Shower & Tub
 - His/Her Sinks
- Formal Dining Room
- Kitchen with:
 - White Painted Cabinets
 - Stainless Steel & Paneled Appliances
 - White Marble Counters
 - Breakfast Area
 - 36" Shaw's Farm Sink w/ Waste Disposal
 - 2 Miele Dishwashers
 - 60" Wolf Range
 - 2-Side-by-Side Wolf Wall Ovens
 - 36" Sub Zero Refrigerator/Freezer
 - Built-In GE Microwave
- Walk-In Butler's Pantry with:
 - Large Storage Closet
 - Cabinets
 - 2" Walnut Counters
 - Undercounter Beverage Refrigerator
- Open Family Room w/ Fireplace
- Mudroom Entry
- Radiantly Heated Attached 3-Car Garage

Second Floor

- Open Balcony to 1st Floor
- 4 Ensuite Guest Bedrooms
- Master Bedroom Suite with:
 - Fireplace
 - Sitting Room
 - Private Terrace
 - Covered Porch
- His Master Bathroom with:
 - Radiant Heated Floors
 - Walk-in Closet
 - Steam Shower
- Her Master Bathroom with:
 - Radiant Heated Floors
 - Slipper Tub
 - Stall Shower
 - Water Closet
 - Dressing Room
 - Walk-through Bar & Closet

Lower Level

- Recreation Room
- Wine Cellar
- Laundry Center
- 9" & 6" Engineered Oak Flooring
- Optional Movie Theater w/ Concession Area Outside
- Cedar Closet
- 2 Ensuite Staff Bedrooms
- Large Mechanical/Storage Areas
- Gym with Sauna

Pool House

- Cabana Style
- Outdoor Shower
- Kitchenette with:
 - Refrigerator & Dishwasher
 - White Painted Cabinets
- Full Bathroom with Shower
- Dual Climate Unit Heat/AC



Front Exterior



Double Height Entry Foyer with Custom-Milled Raised Paneled Walls

TOWN LINE ROAD

Wainscott. Framed by ocean, pond and the farm fields of Wainscott South, an 8,700 SF +/- residence, anchoring a 2 acre gated estate comes to market compliments of the Lifton-Green team, masterfully designed by Val Florio and only several hundred yards to the beach. Reminiscent of the classic Hampton estates along Lily Pond Lane, this 8 bedroom shingled traditional is entered via a double-height foyer over richly stained 9 inch long board, plain sawn white oak floors framed by custom-milled raised paneled walls which fan out to include a living room and library, both warmed by fireplaces and both accessing their own stone patios. The superbly outfitted kitchen has its own living room with fireplace and breakfast area with French doors that open to the covered mahogany porch. A butler's pantry highlighted by walnut counter tops with separate storage closet leads to the formal dining room. A guest suite, a pair of powder rooms on opposite sides of the residence and a 3-car radiantly heated garage complete the first floor. A majestic staircase ascends to the master wing featuring a sleeping chamber with its own covered balcony, sitting room with fireplace and terrace, his bath and closet as well as her bath and expansive closet with separate dressing room. Four additional guest bedrooms, beautifully appointed with baths all en-suite and laundry area complete the second floor. From there climb a short staircase to the widows walk/ roof deck offering over 300 SF+ to enjoy the panoramic views of the surrounding countryside over Wainscott Pond to the Atlantic with ample room for table, chairs and umbrellas. Take either of the staircases or the elevator to an additional 4,000 SF +/- of finished space in the lower level which offers a luxurious spa experience including glassed in gym and sauna, as well as wine cellar, recreational areas, powder room, an optional movie theater with concession area and cedar closet. Completing the lower level is a staff wing with 2 complete suites and a laundry room that can be sequestered from the rest. Outside, the covered porch with mahogany decking and broad stone patios overlook the 20 X 50 heated gunite pool with spa serviced by a pool house which includes bathroom, kitchen as well as indoor and outdoor showers. A 60' x 120' sunken Har-Tru N/S tennis court and landscape package designed by Michael Derrig's Landscape Details which includes a variety of specimen trees, complete this spectacular offering only 7 properties to the beach.

Exclusive. WEB# 23413

First Floor



Kitchen with Professional Appliances



Butler's Pantry with Walnut Counter Tops and Wine Cooler



Formal Dining Room



Formal Living Room with Coffered Ceilings, Marble Fireplace and French Doors to the Covered Porch



Kitchen Looking Into Family Room



Paneled Library with Fireplace



1st Floor Guest Master Bedroom with Access to the Outdoors



Family Room with Coffered Ceiling and Fireplace



1st Floor Guest Master Bathroom



Second Floor



Master Bedroom



His Bathroom



Master Sitting Room with Fireplace and Terrace



Master Bedroom Private Covered Porch



Her Bathroom



Guest Bedroom



Guest Bathroom



Guest Bedroom



Guest Bathroom



300+ SF Roof Deck with Views over Wainscott Pond to the Ocean

Lower Level



Gym with Custom Floors, Mirrored Walls and Sauna



Front Exterior



Heated Gunite Pool and Pool House



Pool, Spa & Sunken N/S Har-Tru Tennis Court



Pond & Ocean Views



\$16.95M

109 Town Line Road
Wainscott

2 acres / 12,700 SF +/-

8 bedrooms / 13 bathrooms

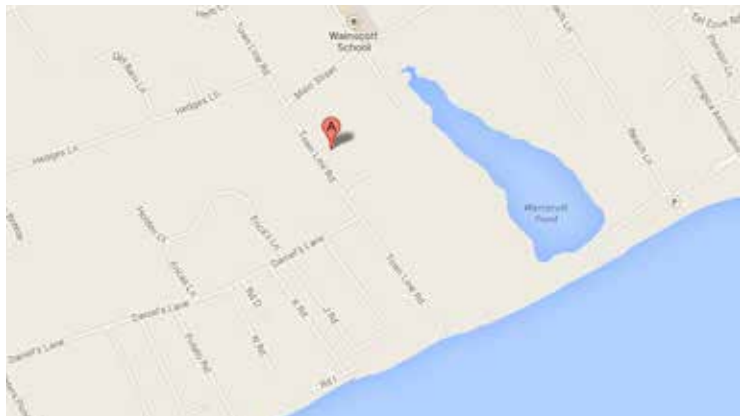
Tax Map: 0300-200.00-02.00-048.005

Yearly Taxes: N/A

For more pictures, video and info visit:

myhamptonhomes.com/23413

Corcoran WEB# 23413



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