

# Wainscott Hampton Oasis

135 Merchant's Path, Wainscott



Gary R. DePersia

*Licensed Associate Real Estate Broker*

m: 516.380.0538 | [gdp@corcoran.com](mailto:gdp@corcoran.com) | [myhamptonhomes.com](http://myhamptonhomes.com)

*corcoran*

corcoran group real estate

## Property Details / Amenities / Features

- Traditional
  - Built In 2007
  - 2.26 Acres
  - Surrounded By Town Reserve
  - 5,000 SF +/-
  - 2 Stories
  - Cedar Shingle Exterior
  - 5" Brazilian Cherry Wood Flooring
  - 4 Bedroom
  - 4 Full and 2 Half Bathrooms
- 1 Fireplace
  - Oil Hot Air Heat (4 +/- Zones)
  - Central Air Conditioning
  - Well Water with Filter Installed
  - 12 +/- Zone Irrigation System
  - Alarm Installed (Centrally Monitored)
  - Central Vacuum
  - Pre-Wired For Audio and Wi-Fi
  - Outdoor Audio
  - 400 Amp Electrical Service
- 2,400 +/- Unfinished Lower Level, Dry Locked and Sealed with Outdoor Egress
  - 20'x40' Heated Gunite Pool
  - Mahogany Decks
  - Gated Private Driveway
  - Electric Awnings
  - Landscap Lighting
  - Bluestone Patios with Viking Grill
  - Attached 2-Car Garage

### First Floor

- Double Height Entry Foyer with:
    - Coat Closet
    - Powder Room
  - Formal Dining Room
  - Formal Living Room with Access To Pool Area via French Doors
  - Great Room with Fireplace
- Eat-in Kitchen with:
    - White Painted Cabinets
    - Granite Counters
    - Stainless Steel Appliances
    - 125 +/- Viking Wine Cooler
    - Fischer-Paykel Dishwasher
    - Built-in Viking Microwave
    - Miele Capp/Esspresso Maker
    - Viking Refrigerator
    - Viking Gas Range with Side-by-Side Ovens
    - Breakfast Area
- Master Bedroom Suite with:
    - Sitting Room
    - Large Walk-in Closet
    - Outside Access
    - Steam Shower
    - Bain Air Tub for Two
    - Water Closet with Bidet
    - His/Hers Sinks
  - Mud Room with:
    - Powder Room
    - Laundry

### Second Floor

- Large Bedroom Suite with:
    - Sitting Area
    - Shower/Tub Combo
    - Walk-in Closet
- 2 Additional Bedroom Suites
- Open Seating Area with view to the Den

## First Floor



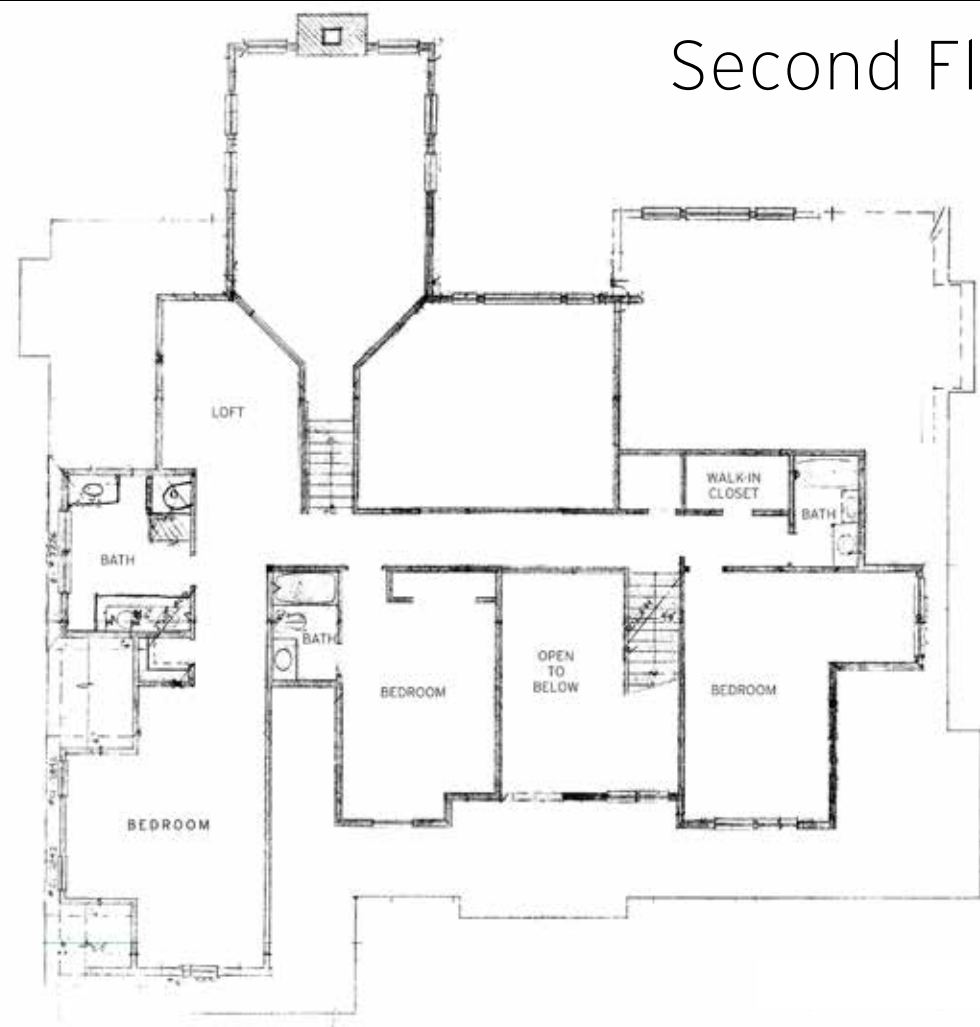
Rear Exterior

#### **WAINSCOTT HAMPTON OASIS**

**Waincott.** Custom built by Pizzo Builders for a discerning client, a Hollenbeck designed 4 bedroom, 6 bath traditional of recent vintage is poised to find a new owner. Sequestered at the end of a quiet lane behind a gated entry, the 5000 +/- sq ft residence on 2.25 acres offers the quintessential Hampton experience on two levels of living space. As you enter in to the inviting entry over Brazilian cherry floors, spread out before you is the formal double-height great room, which opens to the outside, offering views of the property. The expansive kitchen, professionally equipped, is enhanced by an eat-in area and a large center island, and flows seamlessly into the formal dining room and an adjacent living room with fireplace and vaulted ceilings, which will quickly become a preferred TV venue. The spacious first floor master suite, which boasts high ceilings, a large walk-in closet and luscious bath, offering steam shower and Jacuzzi tub, additionally has a separate sitting room, possibly for a home office. A two car garage completes the first floor. Upstairs three guest bedrooms with baths all en-suite have equal access to a separate loft area. The deep, unfinished basement offers more possibilities. Outside, ample mahogany and stone patios, shaded by a pair of retractable awnings and serviced by a built in outdoor kitchen, overlooks the 20 x 40 ft heated Gunite pool, verdant lawn and colorful landscaping. With village shopping, bay beaches and the ocean surf nearby, this compelling offering demands your attention today.

Exclusive. **WEB# 14844**

# Second Floor



Formal Living Room



Great Room with Fireplace



Dining Room



Double Height Entry Foyer



*Master Bedroom*



*Master Sitting Area*



*Mahogany Decking*



*Master Bathroom*



*Heated Gunite Pool*



*2.26 Acres of Mature Landscaping*



**\$2.895M**

135 Merchant's Path  
Wainscott

2.26 acres / 5,000SF+/-

4 bedrooms / 6 bathrooms

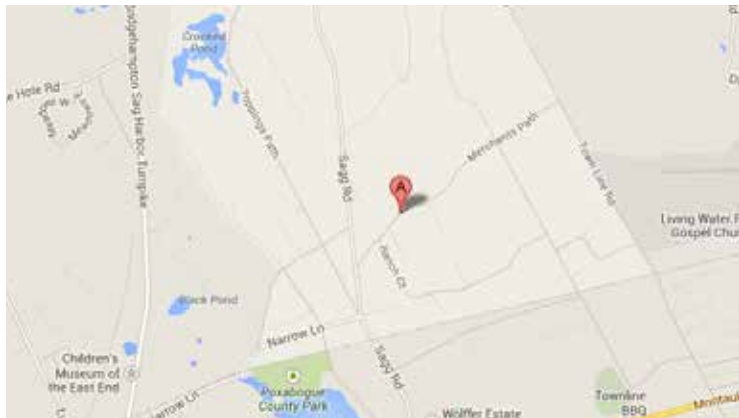
Tax Map: 0300-155.00-01.00-014.004

Yearly Taxes: \$7,813

For more pictures, video and info visit:

[myhamptonhomes.com/14844](http://myhamptonhomes.com/14844)

Corcoran WEB# 14844



Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 660 Madison Ave, NY, NY 10065. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer. 51 Main Street, East Hampton, NY 11937 | 631.324.3900

**Gary R. DePersia**  
Licensed Associate Real Estate Broker

m: 516.380.0538 | [gdp@corcoran.com](mailto:gdp@corcoran.com) | [myhamptonhomes.com](http://myhamptonhomes.com)

**corcoran**  
corcoran group real estate