

Head Of Pond: Forever Views Reserved

856 Head Of Pond Road, Water Mill



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Property Details / Amenities / Features

- Traditional
- 2 Stories
- Built in 2015
- .95 Acres
- 2,700 SF+/-
- 2,500 SF+/- Fully Finished Lower Level
- 700 SF+/- Screened Porch
- Cedar Shingle Exterior
- 6" Wide Oak Flooring
- Marvin Windows
- 4 Fireplaces
- Geothermal Heating
- Central Air Conditioning
- 400+/- Electrical Service
- Alarm System
- Cable/Wi-Fi Ready
- Partial House Audio Package
- Central Vacuum
- Town Water
- Irrigation System
- 20'x50' Heated Gunite Pool
- Attached 8'x8' Spa
- Attached 2-Car Garage
- Private Driveway

First Floor

- Double Height Entry Foyer with:
 - Powder Room
 - Coat Closet
- Formal Living Room with Fireplace
- Library with Firepalce
- Guest Master Bedroom Suite with:
 - Formal Dining Room
- Eat-in Kitchen with:
 - Center Island with Seating
 - 60" Wolf Gas Range
 - Wolf Wall Oven
 - Wolf Microwave
 - Wolf Warming Drawer
 - 48" Double Sub Zero Refrigerator
 - Miele Built-in Coffee Maker
 - 2-Miele Dishwashers
 - Room for Table
 - Butler's Pantry
 - Breakfast Area
- Family Room
- Screened Porch
- Mudroom Entry with Laundry
- Exterior Full Bathroom Services Pool

Second Floor

- Master Bedroom Suite with Fireplace
- 4 Additional Ensuite Guest Bedrooms, 2 with Access to Roof Top Terrace

Lower Level

- Recreational Area
- 2 Staff Lounges
- Mechanical and Storage Areas
- Room for Media Room
- Gym with Full Bathroom
- Wine Cellar



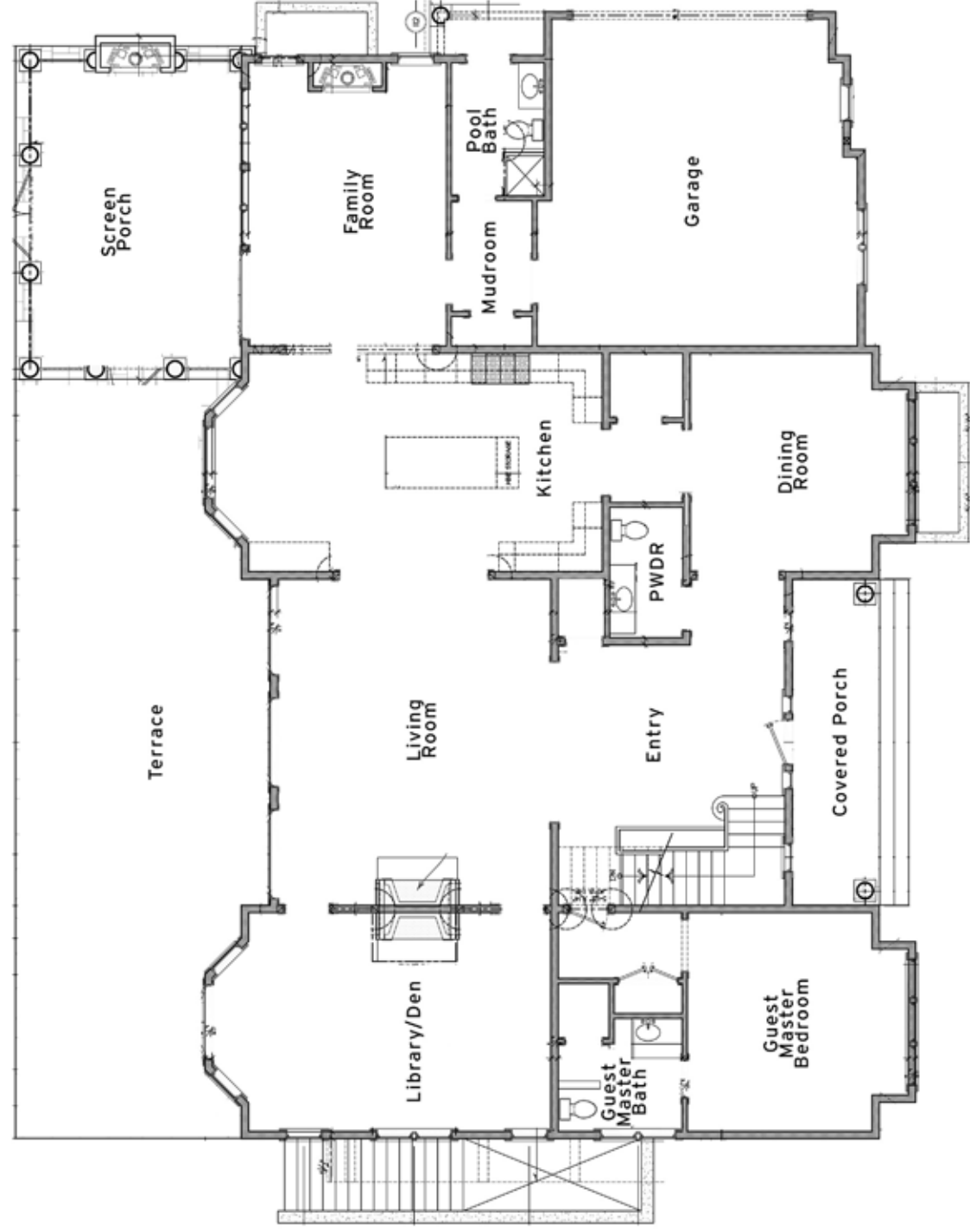
HEAD OF POND: FOREVER VIEWS RESERVED

Water Mill. Michael Crocitto's East End Building Co. is under way on construction of a nearly 6,000 SF+/-, 8 bedroom home, on a beautiful acre lot overlooking hundreds of acres of reserve, that will offer the combination of fine construction, beautiful finishes and bountiful amenities that is signature of this Hamptons developer. A double height entry welcomes all over beautifully finished white oak floors that spread out to include the 23' X 19' living room with double height ceilings and a 15' X 23' den both warmed by fireplaces. The state of the art eat in kitchen is well equipped to service the dining room large enough for both sides of the clan, bolstered by an adjacent 14' x 20' family room with fireplace. A guest master suite, powder room, mud room, pool bath and a 2-car garage complete the first floor. Upstairs the master wing offers a 20' X 15' sleeping chamber with fireplace, luxurious spa like bath plus a pair of walk in closets. Four additional guest bedrooms with baths ensuite share use of a deck that overlooks the grounds and reserve. The finished lower level adds an additional 2,800 SF+/- of living space offering recreational room, gym with spa bath, a pair of staff suites and a wine cellar. Outside, the huge screened porch overlooks stone patios and a heated Gunite pool with spa, all framed by generous lawn and a professional landscape package. A short drive takes you the villages of Southampton, Water Mill or Bridgehampton with their pristine ocean beaches just beyond. Preview now in time to infuse your own personality into the finished estate in time for Fall 2015.

Exclusive. WEB# 34643



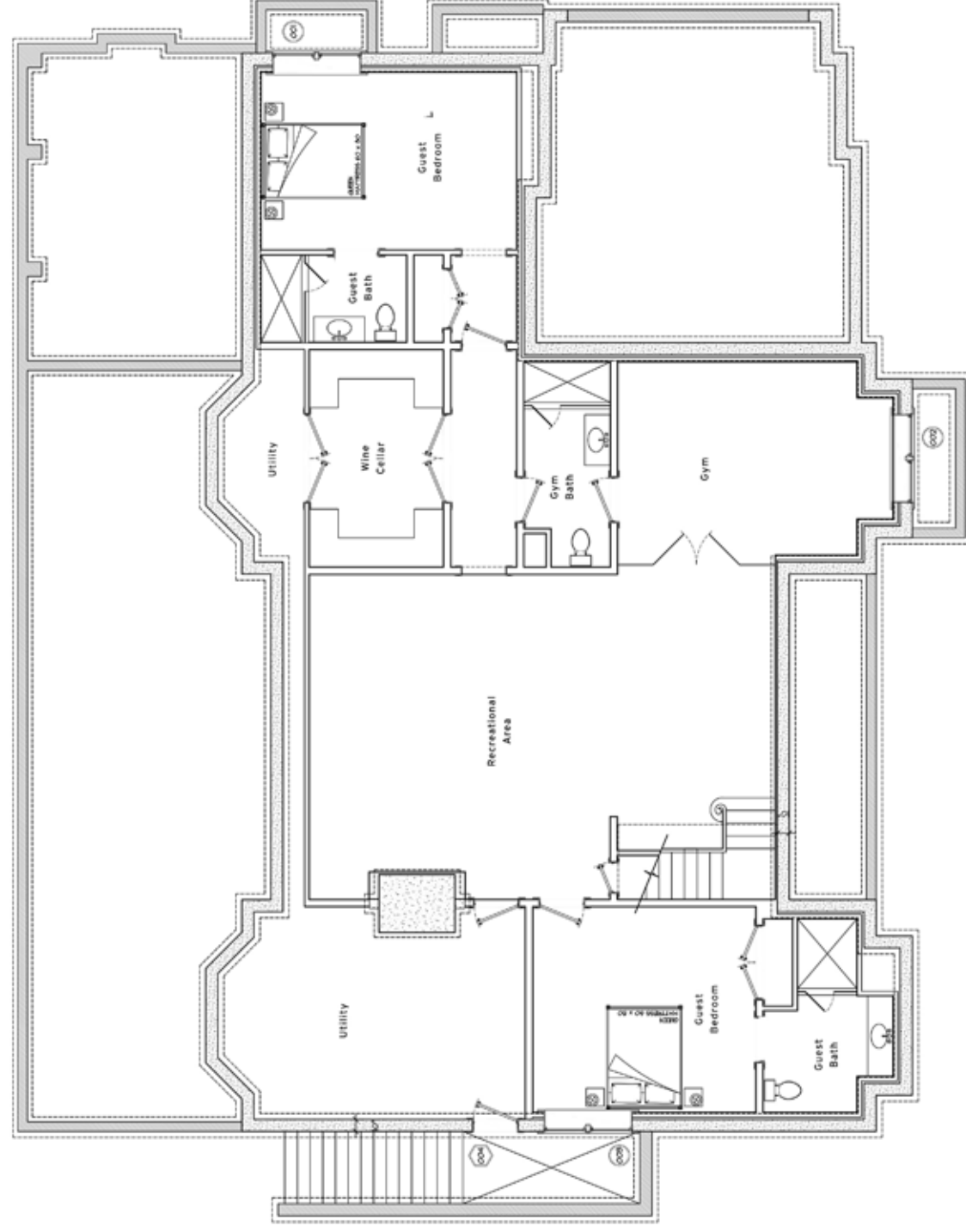
First Floor



Second Floor



Lower Level





\$4.995M

856 Head Of Pond Road
Water Mill

.95 acres / 7,000 SF+/-

8 bedrooms / 11 bathrooms

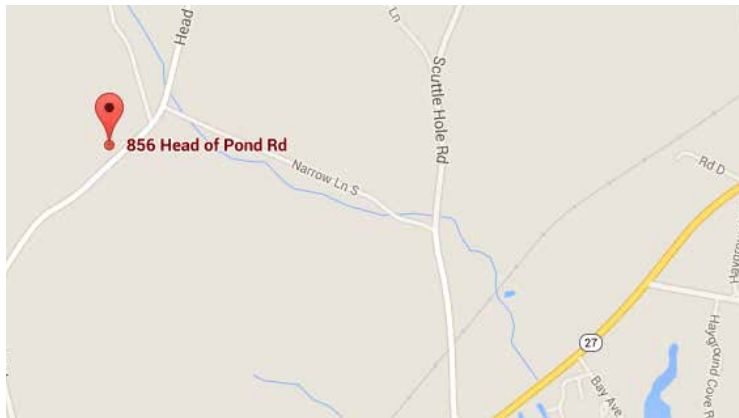
Tax Map: 0900-080.00-02.00-005.011

Yearly Taxes: N/A

For more pictures, video and info visit:

myhamptonhomes.com/34643

Corcoran WEB#34643



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