



End Game: Pike Development Estate At Head of Pond

1099 Head of Pond, Water Mill

Gary R. DePersia

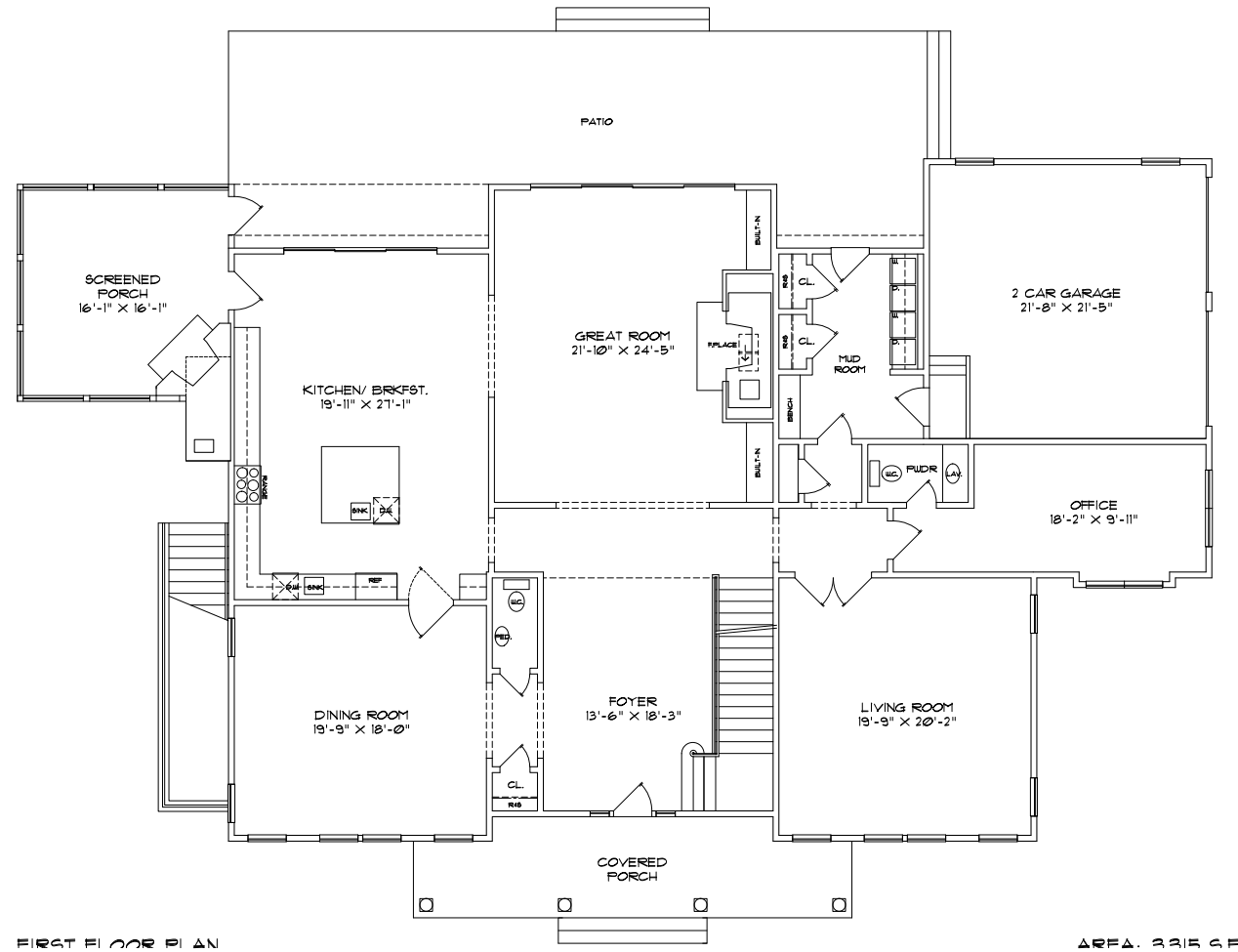
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First Floor



FIRST FLOOR PLAN

AREA: 3315 SF

Property Details / Amenities / Features

- Traditional
- Built in 2016
- Designed by McDonough & Conroy
- Built by Pike Development
- 2 Stories
- 2.8 Acres
- 6,000 SF+/-
- 7 Bedrooms
- 10 Half Bathrooms
- White Oak Flooring Throughout
- Central Air Conditioning
- Gas Hot Air Heat
- Heated Two-Car Garage
- Double Height Entry
- Great Room with Fireplace
- Eat-in Kitchen
- Breakfast Area
- Living Room
- Office
- Formal Dining Room
- Master Bedroom with Private Balcony
- 4 Additional Guest Bedrooms with Ensuite
- Finished Lower Level
- Recreation Room
- Gym with Full Bath
- Wine Cellar
- Media Room
- Staff Suite
- Screened Porch with Fireplace
- Sunken All Weather Tennis Court

THE END GAME: PIKE DEVELOPMENT ESTATE AT HEAD OF POND

Water Mill. Pike Development is well underway on the last and largest of three estates, in a gated enclave, all with tennis, midway between ocean and bay. Designed by McDonough & Conroy, this 9,000, 7 bedroom, 10 bath shingled traditional offers consummate detail and impressive symmetry on three levels of living space. Welcomed through a dramatic, double height entry, beautifully finished white oak floors spread out to over 6000 SF+/- on the first and second floors. The 21' x 24' great room with fireplace will be the focal point for all your entertaining. A large eat-in, professionally equipped kitchen is more than adequate to service the 18' x 20' formal dining room. The separate living room is nicely positioned for more intimate soirées. An office, 2 powder rooms, mud room and heated two car garage complete the first floor. Upstairs, the expansive master wing, running from the front to back of the residence, offers sleeping chamber with fireplace, luxurious bath with steam shower & Jacuzzi, dual closets and private balcony. Four additional guest bedrooms, with baths ensuite, and a laundry room complete the second floor. The finished lower level features living room with fireplace, recreational room, gym with full bath, powder rooms, wine cellar, media room, laundry room and staff suite. The screened porch with fireplace looks out at the nearly 3 acre property which includes generous lawn, colorful landscaping and expansive slate patios framing the heated Gunite pool, spa and sunken N/S, all weather tennis court. A short drive takes you to the villages of Southampton, Water Mill and Bridgehampton with their pristine ocean beaches just beyond while red hot Sag Harbor with its chic restaurants, abundant shops and bay side marinas lies just down the road to the north. With the ability to create an interesting compound by adding one or both of the other two properties, this complete estate deserves your attention today.

Exclusive. WEB# 41248



Double Height Entry



Living Room



Eat-In Kitchen

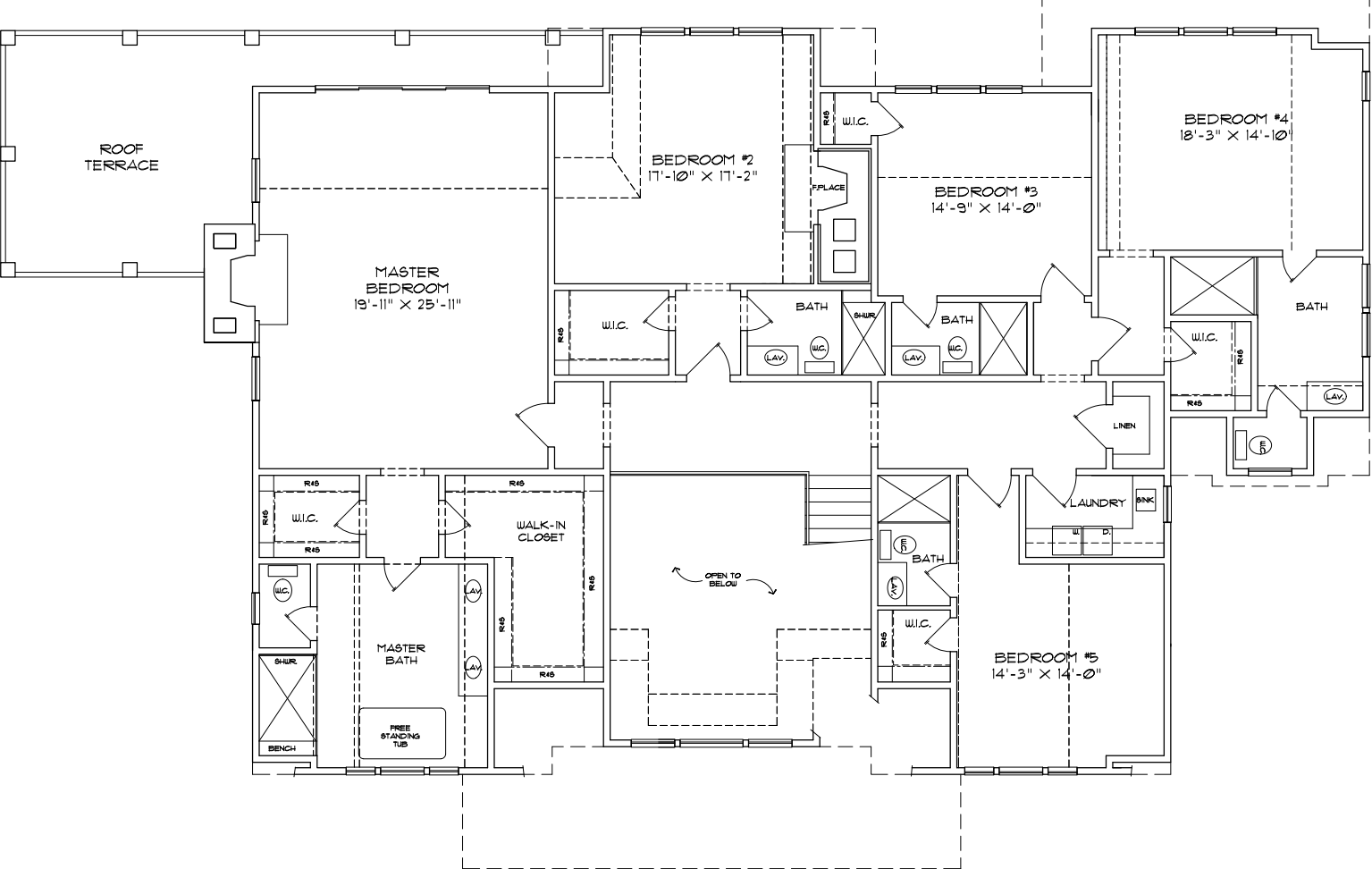


Family Room



Dining Room

Second Floor



Master Terrace



Master Bedroom



Master Bathroom



Guest Bedroom



Guest Bathroom



Guest Bedroom



Guest Bathroom



Guest Bedroom



Guest Bathroom

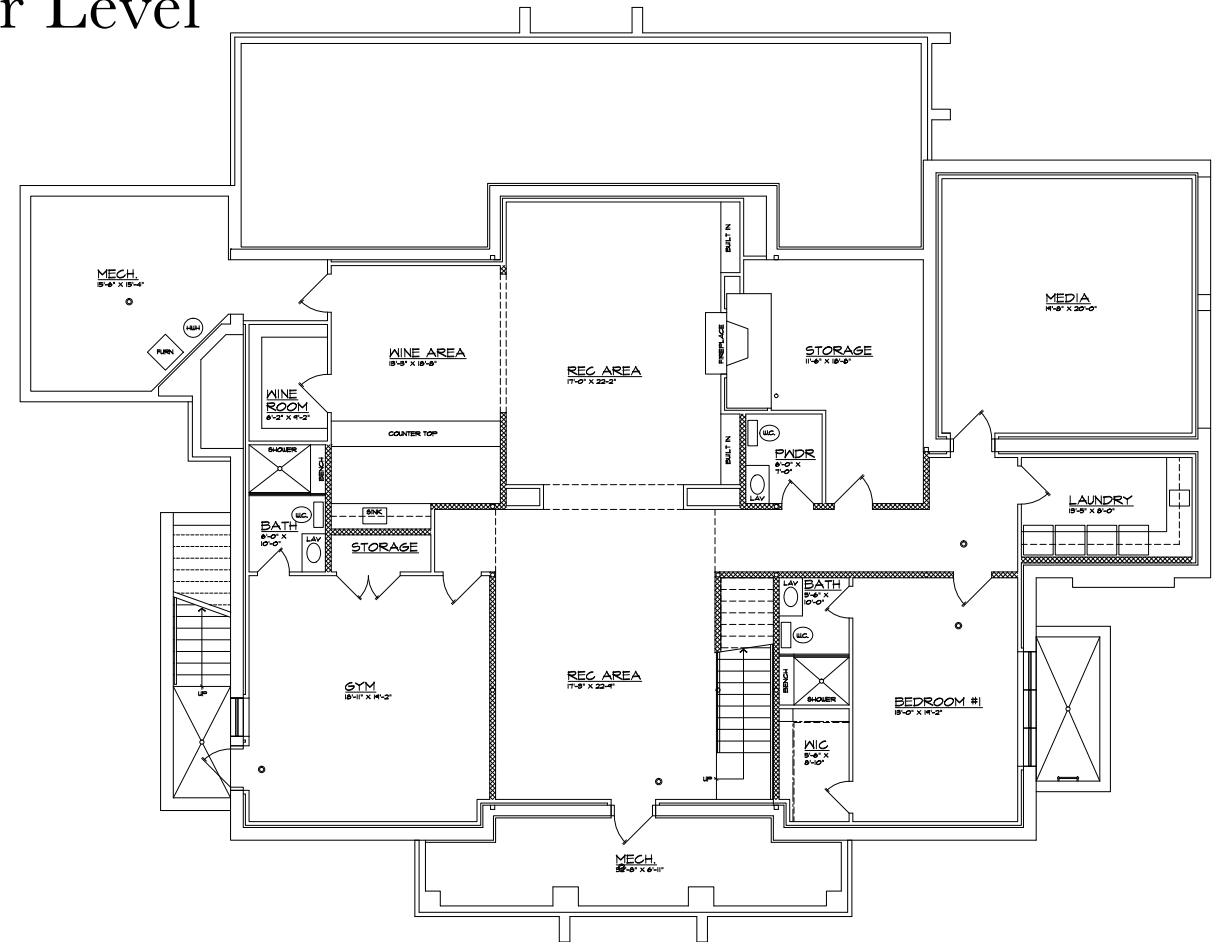


Guest Bedroom



Guest Bathroom

Lower Level



Lower Level Living Room



Rear Exterior and Heated Gunite Pool with Spa



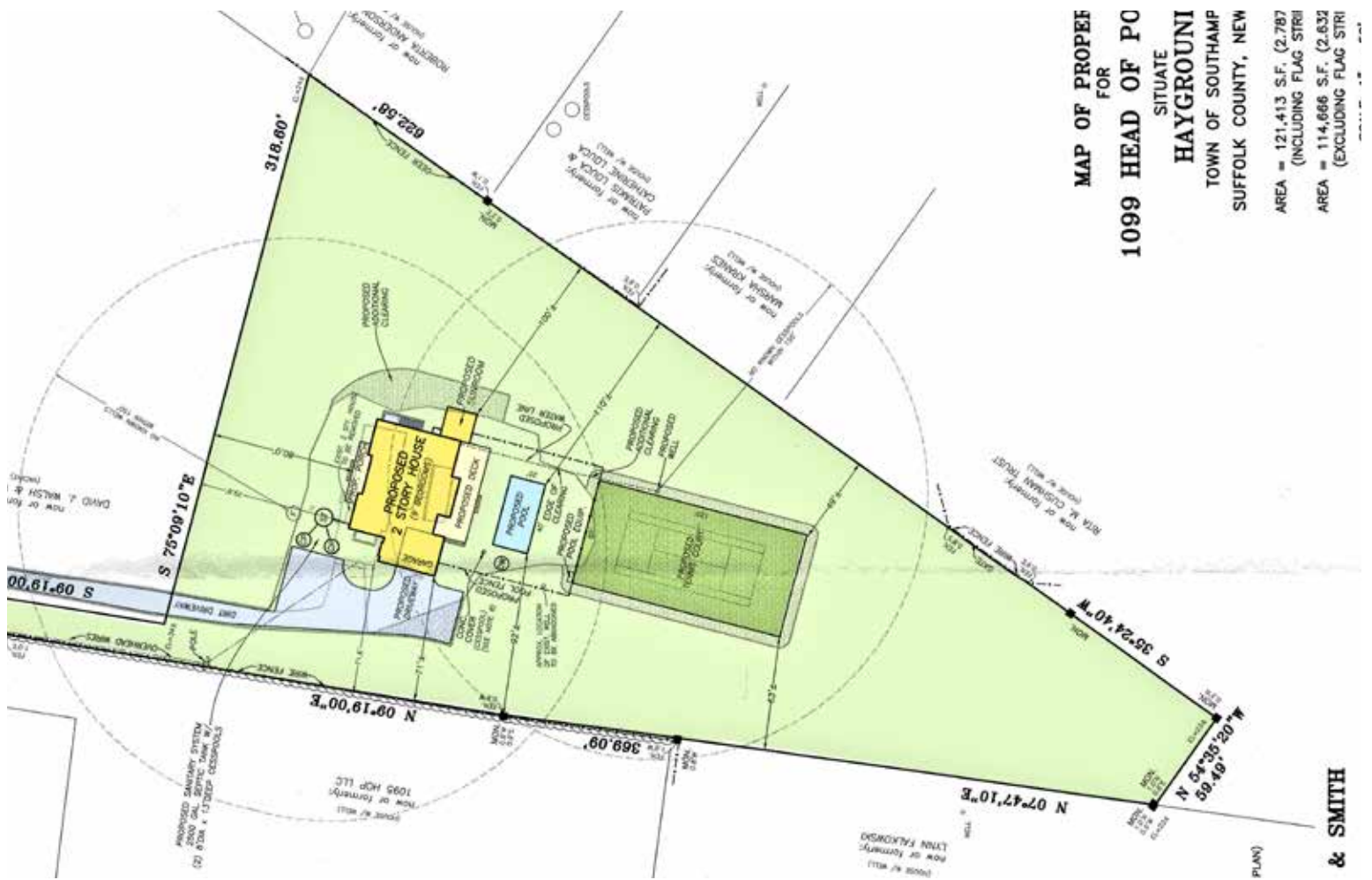
Screened Porch with Fireplace



Sunken Tennis Court



Side Exterior



MAP OF PROPEE FOR 1099 HEAD OF PO SITUATE IN THE TOWN OF SOUTHAMPTON SUFFOLK COUNTY, NEW YORK

AREA = 121,413 S.F. (2.787 ACRES) (INCLUDING FLAG STRIP)

AREA = 114,666 S.F. (2.632 ACRES) (EXCLUDING FLAG STRIP)

Southampton to Montauk...Sagaponack to Shelter Island The Hamptons for Buyers, Sellers, Renters & Investors



\$5.745M

**1099 Head of Pond
Water Mill**

2.8 acres / 6,000SF+/-

7 Bedrooms / 10 Bathrooms

Tax Map: 0900-081.00-02.00-019.003

Yearly Taxes: N/A

For more pictures, video and info visit:

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