



## Rose Hill Point

**Water Mill.** Cross an exquisite yacht with an extraordinary estate and you find yourself with this most incredible of properties with the most spectacular views in the Hamptons. Sprawled across 2.3 acres on Mecox Bay, a magnificent 15,000 SF +/-, 7+ bedroom gambrel home, designed by noted architect Val Florio, is the most spectacular residence ever to come to market on Mecox Bay. A double-height foyer leads to multiple living areas which include a great room, a formal dining room, adjacent butler's pantry and a custom gourmet kitchen with its own living room. Enjoy the 1st floor 10-seat movie theater or the adjacent recreational room which includes billiards, table tennis, darts, arcade games, full wet bar and walk-in wine cellar. A sunroom with bath services the pool area. Take the wide staircase or an elevator to the second floor where each room has expansive views of the bay and ocean beyond. Work out in a full gym and house lucky guests in five sumptuous suites. The inspired duplex master wing has its own living room with fireplace, separate his and hers walk-in closets, his bathroom with sauna, steam and TV, her bathroom with a soaking tub, fireplace and TV, a temperature controlled fur vault and an octagonal wood-paneled office that seeing is believing with 180 degree views of Mecox Bay. A junior master suite offers luxurious bathroom, generous sleeping and sitting areas and a private terrace, complete with outdoor shower. Generous balconies provide ample room to watch all the activity on the bay. Outside opportunities are magical. The bayside grounds offer an infinity edged pool and spa, a covered outdoor living room with fireplace and a full outdoor grill area with a second outdoor fireplace. The dock accommodates multiple watercraft while a beach lies just beyond 365 ft. of bulk headed waterfront overlooking your own private island! Heroic views, resort like accommodations and countless amenities define this ultimate waterfront property.

Co-Exclusive. \$39.5M WEB# 42248

Contact Gary DePersia to discuss your options in the Hamptons today

Exceptional Properties...Exceptional Results  
Southampton to Montauk...Sagaponack to Shelter Island



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