



## Cove Hollow Road by M&M Custom Luxury Homes

**East Hampton.** East Hampton. M & M Custom Homes returns to East Hampton South as construction is well under way in picturesque seclusion on 1.25 acres in the coveted enclave that is Georgica. This 6,300 SF+/-, 8 bedroom traditional offers on the 1st floor great room, den and informal living room connecting to the fully outfitted kitchen, all warmed by fireplaces. A formal dining room bolstered by butlers pantry, generous guest master suite, a pair of powder rooms and covered porch completes the first floor. Upstairs the expansive master wing runs from the front to the back of the residence offering luxurious bath with steam shower and heated floors, his and her closets and cozy sitting room. Four additional well placed ensuite bedrooms encourage weekend entertaining. There is also unfinished attic space that awaits the fertile imagination. The finished lower level adds nearly 3000 SF and is complete with a tiered media room, prewired for your own home theatre, as well as wine cellar, gym, recreational rooms and a pair of staff suites. Outside a cabana overlooks the 20' X 40' pool, spa and a rare 4 car detached garage. All this, just a short distance to village shopping and ocean beaches.

Exclusive. \$7.95M WEB# 39576



## Reserve Your Views in Water Mill South by M&M Custom Luxury Homes

**Water Mill.** Caressed by bay and ocean breezes a 7,700 SF+/- residence by M & M Custom Luxury Homes has begun construction on 1.5 acres with views overlooking Mecox Bay to the south and its contiguous 35 acre reserve to the north. A two-story paneled foyer ushers all over 8 inch rift and quarter sawn white oak floors into the great room and living room, both warmed by fireplaces and highlighted by custom moldings and intricate details. A generous eat-in gourmet kitchen augmented by large pantry will form the centerpiece of this spectacular new construction. The formal dining room is large enough for both sides of the clan. A guest bedroom suite, office, 2 powder rooms, mud room and a 3-car garage complete the first floor. Upstairs the master wing with sitting room with fireplace, walk-in closets, expansive bath and covered water view terrace is joined by four guest bedrooms with baths all ensuite. A library/ media room looking out over the reserve puts the finishing stroke on the second floor. The lower level adds 4,000 SF+/- of additional living space including recreational areas, gym with a sauna and steam spa bath, tiered media room, prewired for your own home theatre and 2 staff suites. Outside views of the reserve abound from the 20' x 50' heated Gunite pool with spa, sunken N/S tennis court and a cabana. Now is the perfect time to preview this superlative new construction while the opportunity exists to infuse your own personality into the completed estate.

Exclusive. \$9.95M WEB# 13796

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