



## Mecox Farm

### WATER MILL, NEW YORK

A magnificent 3 acre estate, anchored by a James Michael Howard designed 12,000 SF, 7 bedroom residence, is in construction overlooking farm fields and Mecox Bay. The journey begins as you enter the grand foyer with inlaid limestone patterned floors. Sundrenched by day, the two story 21' x 30' Long Room, will at night, be the focal point for all your entertaining with custom limestone fireplace below lime washed ceiling beams. Quiet reflection can be found in the 21' x 19' library with hand cut vellum walls and stone fireplace. Meals both lavish and simple will be taken in the 21' X 18 dining room with fireplace and a nearby glassed walled wine room. The expansive kitchen with breakfast room includes custom wood and stainless steel cabinets, a large island and professional appliances. Nearby, an 18' X 22' informal living room has coffered ceiling and a niche for a 120 TV. A first floor guest master suite including fireplace and large sitting room is joined by another elegant first floor guest suite. Upstairs, a barrel vaulted vestibule opens to the master wing offering large sleeping chamber with paneled walls and separate sitting room boasting lacquered walls, a limestone fireplace and bar area. Notable his and her dressing and bathing areas find mutuality in a common showering room. The master and four additional guest suites have access to a second floor recreation room as well as expansive balcony overlooking the bay. A short staircase leads to a roof terrace with heroic views all the way to the Atlantic Ocean. Outside, a covered 77' veranda overlooks the pool with spa serviced by a pool house with outdoor masonry fireplace and professionally landscaped grounds including orchards, meadows and estate plantings. An enchanting and substantial piece of real estate with architecture and property that are heart stopping...a place you will want to draw your last breath, all tied up in a beautiful package which is all too easy to open. Co-Exclusive. \$24,950,000 WEB# 40700. Gary R. DePersia 516-380-0538 [gdp@corcoran.com](mailto:gdp@corcoran.com)

**Gary R. DePersia, Licensed Associate Real Estate Broker**  
 51 Main Street • East Hampton, NY 11937  
 516-380-0538 • [gdepersia@corcoran.com](mailto:gdepersia@corcoran.com)

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