



## NASSAU POINT'S HIDDEN COVE

**Cutchogue.** A rare opportunity to own a unique waterfront compound has just surfaced on a hidden cove in Nassau Point. A main house and guest house reside on their own individual acres and each provide for a dock, boat ramp and deep water access. The main house offers 5 bedrooms each with their own bath and is warmed by 5 fireplaces. A screened porch allows for evening cocktails overlooking your own private bay. The guest house offers an additional 4 bedrooms and is perfect for the weekend overflow that is bound to join you. Moor your boats and assorted water toys right at your back door. Compelling, unique and available. Call today, don't lose this sensational opportunity with the next tide.

Exclusive. \$3.895M WEB# 51969



## RESERVE VIEWS IN WATER MILL SOUTH

**Water Mill.** Caressed by bay and ocean breezes a 7,800 SF +/- residence by M & M Custom Homes is now complete on 1.5 acres with views overlooking Mecox Bay to the South and a contiguous 35 acre reserve to the North. A grand two-story paneled foyer ushers all over 6 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. Command your empire from an office, sequestered from the rest of the residence with its own entrance, which offers views of the bay from a well-positioned desk. A generous eat-in gourmet kitchen, augmented by large pantry will form the centerpiece of this spectacular new home, while the formal dining room with fireplace is large enough for both sides of the clan. A generous guest bedroom suite, powder room, mud room with an additional powder room and a 3-car heated garage complete the 1st floor. Upstairs, the master wing with sitting room, fireplace, walk-in closets, expansive bath and both covered and uncovered terraces is joined by four guest bedrooms with baths all ensuite. A library/media alcove 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 sauna and steam spa bath, wine cellar, optional home theater and 2 staff suites with full bath. An outside fireplace highlights the broad stone patios, upon which an outdoor kitchen resides, leading to the 20' x 40' heated Gunite pool with spa, cabana and sunken N/S tennis court, all with views of the reserve beyond.

Exclusive. \$10.95M WEB# 13796



## SEASIDE IN QUOGUE

**Quogue.** A new benchmark of oceanfront excellence has emerged on the beach along Quogue's coveted Dune Road as a superb traditional on 3.25 acres, offering tennis and a dock on the bay, has come to market for the very first time. Custom built in 2010 for exacting owners, the sprawling 13,000 SF +/-, 9 bedroom seaside residence has been professionally decorated by Robert Markham and has been designed for seamless entertaining. The grand 2 story paneled entry leads to the stunning formal living room as well as the professional, fully equipped, eat-in kitchen with adjacent family room. A unique glass-front, temperature controlled wine room is accessed from the formal dining room, offering a beautiful aesthetic during meals. A sumptuous wood-paneled office with fireplace and wet bar provides a quiet space to get some work done in between tennis matches, played on the full-sized, all-weather north / south tennis court. There are 4 fireplaces to warm the house and 2 more fireplaces outside to temper those chilly evenings. The state-of-the-art home is Crestron controlled with Lutron shades in the great room and master suite and offers wonderful covered and uncovered patios with a trellis around the heated gunite pool and spa. An outdoor summer kitchen with brick oven and ample patio space provide the perfect venue for al fresco dining along with a cabana with its own fireplace. A private walkway leads to the pristine ocean beach past a sea of verdant lawn while a gated entry and extensive landscaping ensure privacy. Surf the ocean in the morning when the waves beckon, kite board in the afternoon when the southwest thermals prevail or just relax at your own private beach with nearby lifeguard facilities. A dedicated dock across the street can accommodate up to 5 boats. Sunrises and sunsets along with an endless summer of beach and boating can be yours each and every day when you buy this incredible seaside estate.

Exclusive. \$24.95M WEB# 34397



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

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