

## Montauk Waterfront Compound

**Montauk.** Spanning nearly 7 acres across 4 separate, southwest facing, waterfront parcels, a singular harbor front opportunity has just emerged from the cool waters of very hot Montauk. This offering includes a Men at Work built 2 bedroom cottage of recent vintage on almost 1.5 acres that could become the gate house for an assemblage of properties that includes an adjacent 1.4 acre vacant building parcel. The centerpiece of this grouping is a nearly 1.5 acre parcel that includes the Packing House where tuna was once packaged and shipped overseas atop which sits a 2 bedroom apartment. The Tower building, to its right, offers storage, bathroom facilities, a 4 bay garage and an office above which overlooks the harbor. A small multi-use building sits just behind. One hundred fifty feet of dock reaches out to a unique barn-like boat house also built by Men at Work, surrounded by additional docking on 3 sides. Adding to this sprawling compound is a vacant 2.75 acre lot to the North with additional possibilities for development. Certainly you could explore the commercial potential which includes the bottom rights beneath the harbor, but a boating enthusiast might consider this the perfect opportunity to create the ultimate waterfront oasis accessible by land, sea and air, as the Montauk Airport is just down the road. With multiple uses, southwest exposure, brilliant sunsets and the entrance from Lake Montauk to Long Island Sound and the open waters of the Atlantic Ocean only a few hundred yards away, this compound should be previewed today before it escapes on the next tide.

**Co-Exclusive \$19.95M WEB# 32737**



## Mecox Farm

**Water Mill.** A magnificent 3 acre estate, anchored by a fully furnished, James Michael Howard designed, 12,000 SF+/-, 7 bedroom residence, overlooks Water Mill's bucolic farm fields and the broad waters of Mecox Bay. The journey begins as you enter the grand foyer with inlaid limestone patterned floors. Sun-drenched 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. The 21' X 18' dining room with fireplace is serviced by a nearby glassed walled wine room. The expansive kitchen with adjacent 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 two elegant guest suites. 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 three 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. A covered, 77' veranda looks out to the glimmering, infinity edged pool with spa serviced by a cabana with outdoor fireplace and professionally landscaped grounds including orchards, meadows and estate plantings. An enchanting and substantial piece of real estate with architecture, furnishings 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. \$24.95M WEB# 40700**

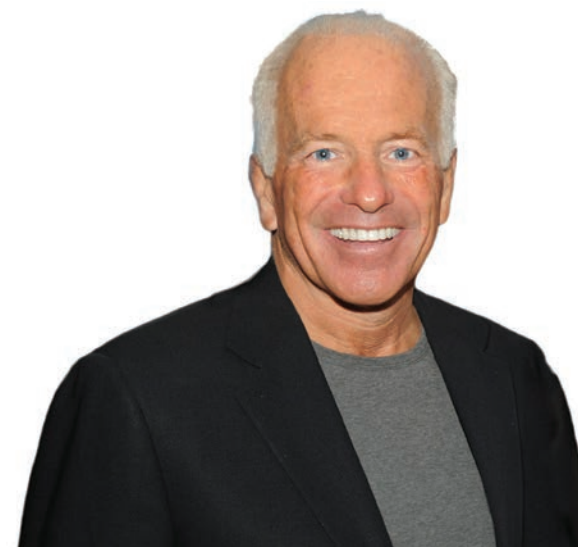
## M&M Custom Homes on Wild Orchid Farm

**Water Mill.** M & M Custom Homes has now completed construction on 2 new estates, nearly side by side, along the farmfields of Deerfield Road, each on 2+ bucolic acres looking west over a contiguous 32 acre reserve. While the Southern property has been spoken for, the Northern property, nearly complete, is anchored by a 7,000 SF+/- residence with 7 bedrooms and offers the combination of masterful construction, generous room sizes, intelligent flow and a sensational landscape plan that has become the unique signature of these fine craftsmen. A double height paneled foyer ushers all into the residence as beautifully finished white oak floors fan out to include common rooms, each highlighted by interesting molding and ceiling detail, such as the great room with fireplace, custom kitchen by Bakes & Kropp with adjoining fireplaced family room, formal dining room and convenient first floor guest master suite. Upstairs is an expansive master wing offering fireplace, private terrace, luxurious bath with heated floors, steam shower and Jacuzzi as well as a generous walk-in closet. An additional 4 bedrooms, each with baths ensuete accommodate guests fortunate enough to be invited. A wide staircase descends to the finished lower level, offering a staff suite and rooms dedicated for gym, home theater and recreation. Outside both covered and open stone patios overlooks a 40' heated pool augmented by spa and cabana as well as a sunken tennis court along with extensive landscaping. Now is the time to preview this in order to be for Summer 2015. Call for full plans, surveys and other details today.

**Exclusive. \$6.495M WEB# 51037**

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