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## New Water Mill North Estate with Tennis

**Water Mill.** In an area that's fast becoming THE IN place north of the highway, evidenced by a flurry of recent house and land sales, a McDonough & Conroy designed 6+ bedroom, 8 bath shingled traditional on 2.5 acres is well into construction in time for Summer 2015. Midway between ocean and bay, this 8,000 SF+/- residence offers masterful construction, consummate detail and impressive symmetry on three levels of living space. A dramatic double height paneled entry welcomes you into a sundrenched environment over beautifully finished white oak floors. Spread out before you is the great room with coffered 11' ceilings, fireplace and wet bar. Turn left, past powder room, into the handsome formal dining room also with coffered ceilings. The heart and soul of your days will happen in the expansive kitchen, professionally equipped and bolstered by a butlers pantry. The kitchen flows seamlessly into an adjacent informal living room with fireplace, dramatic wood clad ceilings, handsome detailing and ample room to kick back and relax. French doors open to the covered porch outside. An expansive master with his/her closets, luxurious bath and private covered porch completes the first level. Upstairs, a second master with similar amenities plus a fireplace and its own balcony reigns over 3 additional ensuite bedrooms, serviced by a laundry room. The finished lower level offers recreational room, pre-wired screening room, full bath, staff suites and rooms for gym, sauna and wine cellar. The 2.5 acre property, adjacent to a 15 acre reserve, will include generous lawn, colorful landscaping and expansive slate patios framing the heated Gunite pool, spa and sunken N/S all weather tennis court. Completing this offering is a fully wired residence, security and sprinkler systems, separate pool bath and a 2 car heated garage which can accommodate an hydraulic lift for two more vehicles. With the villages of Southampton, Water Mill and Bridgehampton nearby, this beautifully conceived residence provides convenient access to all the places you want to be.

**Co-Exclusive. \$4.995M WEB# 44907**



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

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