



**corcoran**

## Luther Drive Water Mill Estate

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**Water Mill.** Flying Point, Cobb, Rose Hill ... Luther. Among a handful of streets that are home to some of the Hamptons' most exclusive properties, Luther Drive has a newly repriced offering to join the Water Mill elite. Masterfully built, handsomely detailed and exquisitely furnished, a 10,000 SF+/-, 6+ bedroom traditional sprawls across 2 very private acres a short stroll to Mecox Bay and ocean beaches. A gated drive winds its way to the arrival courtyard sheltered by a porte-cochere. The dramatic entry opens past a curving staircase to the gracious living room with fireplace, gourmet eat-in-kitchen servicing the formal dining room and a relaxed, secondary living room with fireplace. Oversee your empire from the fully outfitted office with full bath that could easily become a ground level guest suite while nearby full staff quarters and three car garage complete the first floor. The expansive master wing, warmed by its own fireplace, enjoys a luxurious, marble clad spa-like bath and a pair of walk-in closets. Three additional ensuite bedrooms and a fully outfitted gym with steam and sauna, opening to a spacious deck, complete the second floor. On clear days, wind your way up to the roof deck as you enjoy that post prandial cigar and views out towards Mecox Bay and the Atlantic Ocean. Let the good times roll as you descend to the finished lower level with two-lane bowling alley, home theatre, and a fully outfitted bar. A large covered porch and unique attached pool cabana overlook the colorfully landscaped grounds as a sea of lawn frames the heated Gunite pool and full size Har-Tru tennis court. With an amazing new price, plus proximity to everything that makes the Hamptons a world class destination, see it all in person or at [myhamptonhomes.com/24270](http://myhamptonhomes.com/24270).

**Exclusive. \$9.995M WEB# 24270**

## Gateway To Southampton Estate Area

**Southampton.** Adjacent to the renowned estate area of Southampton, behind a gated entry, a stately 6 bedroom, classically designed traditional residence spans more than 6,500 SF on three floors of fully articulated living space. Combining timeless elegance, state of the art amenities and elements of cutting edge design, Demarco Development is offering an incredibly priced opportunity for one discerning buyer in search of that elusive Hampton retreat. An entry hall welcomes all over 8 inch rift and quarter sawn white oak flooring that spreads out to find a casual, yet elegant, open floor plan. The living room with fireplace and wet bar segues into the dining area, under dramatic 30' high ceilings, sure to resonate with conversation and laughter during meals both large and small. The stunning kitchen, with Waterworks tiles, Perrin & Row fixtures and white custom cabinetry, is enhanced further by industrial lighting, professional appliances and large center island with ample seating. Quiet reflection will be found in an adjacent den which could quickly become a favored haunt to read, relax or watch a movie. Fortunate guests will enjoy the large ground floor suite with luxurious bath, ample closets and access to its own patio. A powder room and mudroom complete the first floor. Upstairs begin and end your days under vaulted, wainscoted ceilings highlighting the expansive master wing, warmed by its own fireplace. The spa like bath offers heated floors, steam shower and tub while the separate dressing room opens to a private balcony. Two generous guest suites and a laundry room complete the 2nd floor. The finished lower level offers living room with fireplace, recreational area, gym, wine cellar and a 2-bedroom staff/guest wing with bath. Outside the 20 x 40 heated Gunite pool with raised spa forms the center piece of a rear yard that is flanked on one end by a fully outfitted pool house and on the other by a pergola covered dining area serviced by an outdoor kitchen and fireplace. Additional amenities include a Sonos system, internet controlled HVAC and security, generator and a two car garage. Close to shopping, chic restaurants and the broad, sandy ocean beaches of an iconic village, this superlative offering, at a new very attractive price, awaits your inspection today. For more information visit [myhamptonhomes.com/39883](http://myhamptonhomes.com/39883) **Exclusive. \$4.795M WEB# 39883**

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