

# Pondfront 11,000 SF, 9 Bedroom Estate Offering Ocean & Mecox Bay Views, Dock & Tennis on 3 Acres

951 Flying Point Road  
Water Mill



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Property Details / Amenities / Features

- |   |                                    |                                   |
|---|------------------------------------|-----------------------------------|
| - Built in 2020                           | - 9 Bedrooms                       | - Har Tru Tennis Court            |
| - Modern                                  | - 11 Full Bathrooms / 3 Half Baths | - South of the Highway            |
| - Stucco / Concreate / Teak / Padouk Wood | - Heated Gunite Pool               | - Elevator                        |
| - 3 Stories + Roof Deck                   | - Sauna                            | - Designd by Barns Coy Architects |
| - Pondfront & Oceanviews                  | - Gym                              | - Built by Sagewood Construction  |
| - Mecox Bay Views & Access                | - Room for Home Theater            | - Interiors by Massimo Castagna   |
| - Private Boardwalk to Channel Pond       | - 6 Car Garage                     | - Taxes: \$119,763 / Year         |
| - 2.86 Acres                              | - Roof Deck w/ Kitchen             |                                   |
| - 11,000 SF+/-                            | - Gated Driveway                   |                                   |

Ground Level

- |                         |                             |  |
|-------------------------|-----------------------------|--|
| - Entry Area 291 SF +/- | - 6 Car Garage 1,968 SF +/- | - Storage 2,513 SF +/-                 |
| - Ample Stotage         | - Room for Home Theater     | - Room for Intergrated Tennis Pavilion |

First Level

- |   |   |   |
|---|---|---|
| - 2 Bedroom Staff Wing with Kitchenette | - Gym with Sauna                          | - 5 Additional Ensuite Bedrooms:          |
| - Foyer                                 | - Recreational / Living Room with Kitchen | -3 Bedroom with WIC and Bathrooms         |
| - Powder Room                           | Bar & Wine Closet                         | -2 Bedroom with WIC, Bathroom and Terrace |
|   | - 744 SF +/- Terrace                      |   |
|   | - Mudroom                                 |   |
|   | - Laundry Room                            |   |

Main Level

- |                              |                         |                                  |
|------------------------------|-------------------------|----------------------------------|
| - Great Room with Fireplace  | - Master Bathroom with: | - Jr. Master Bedroom Suite with: |
| - Dining Area                | - Two Walk In Closets   | - Walk in Closet                 |
| - Study / Office             | - Water Closet w/ Bidet | - Full Bathroom                  |
| - Kitchen                    | - Private Terrace       |                                  |
| - Outdoor Patio with Kitchen |                         |                                  |

Roof

- |                    |                   |            |              |
|--------------------|-------------------|------------|--------------|
| - Built-In Seating | - Outdoor Kitchen | - Elevator | - 360° Views |
|--------------------|-------------------|------------|--------------|



PONDFRONT 11,000 SF, 9 BEDROOM ESTATE OFFERING OCEAN & MECOX BAY VIEWS, DOCK & TENNIS ON 3 ACRES

**Water Mill.** Overlooking the Atlantic Ocean and Mecox Bay with nearly 200’ on Channel Pond, a modern behemoth, sprawling across 3 glorious pondfront acres with its own dock and tennis, reimagines the standard of perfection for a luxury waterfront estate. A brilliant collaboration has resulted in one of Water Mill’s ultimate oceanside properties from the combined vision and execution of renowned architects, Barnes Coy, masterful builder Sagewood Construction and the ingenious interior architecture and design of Italy’s Massimo Castagna. With Mecox Bay at your back, the journey begins as you enter the gates to this 11,000 SF, 9-bedroom sanctuary that spans 4 separate levels and includes almost 5,000 SF of additional exterior living space. Architect Chris Coy muses: “The idea of the house is to take advantage of what this extraordinary site has to offer, with a program organized around experiencing views as one moves through the spaces. The palette of materials, all maintenance free, is very simple: architectural concrete, board-formed concrete, stucco, and padouk wood used both as exterior siding and interior paneling in the entry.” Indeed, waterfront vistas are evident from nearly every room each offering retractable walls of glass that highlight the varied liquid backdrop dotted with undulating dunescape. A dramatic stone wall, embracing a gas fireplace, informs the main living space that includes a dining room, an office/media room and two powder rooms. Pocket doors open to the sleek kitchen elegantly appointed with quartzite countertops, matte lacquer cabinetry, top-of-the-line appliances by Gaggenau, a butler’s pantry and convenient access to the outdoor dining area with built-in Lynx grill. Begin and end your days in the splendor of the expansive, yet serene, master wing sequestered behind a massive pivot door that reveals water views from nearly every angle with sliding glass doors opening to a large private terrace overlooking the pond, ocean, and bay. Two walk-in closets with built-in’s connect with the spa-like bathroom enhanced with a free-standing soaking tub, two glass-enclosed showers, a water closet and floor to ceiling stone. A featured guest suite also graces this level offering enviable views of Mecox Bay along with an exquisite bathroom consisting of an oversized glass-enclosed shower, a floating vanity with dual sinks and dramatic stone throughout. The middle level finds 5 guest bedrooms all with water views and baths ensuite as well as a 2-bedroom staff wing with kitchenette, eating area and laundry room. This level also provides for an expansive media and recreational room offering wet bar, refrigerator and walls of storage. A glass enclosed gym with bath and sauna completes this floor that opens its own terracing connecting upwards to the main 3,100 SF outdoor stone terrace hosting an outdoor kitchen, ample room for alfresco dining and lounging all looking over the infinity edged pool to the pond and ocean beyond. Three doors open into a six-car garage where a 3,500 SF await on the ground level for a future screening room and an integrated tennis pavilion that opens onto the tennis court via a wall of glass. An elevator connects all 3 floors to the 800 +/- rooftop deck with outdoor kitchen and built-in seating that offers 360° panoramic views creating a sublime spot for a glass of wine, brandy or that post-prandial cigar. Coy, finishing his thoughts, offers: “A unique feature of this property is its setting on Channel Pond, situated in the ocean dunes. The house enjoys views of very rare wetland dunes as the foreground to the ocean view. There is a new walkway to the pond, through bayberry bushes and dune grass, to a new dock. It is possible to keep small sailboats, skiffs, kayaks, etc. on the pond.” With a recent price adjustment along with a vastly diminished inventory of great waterfront properities, this singular estate awaits. **WEB# 880147**

## Materials

### Floor Material

- Elevator: Stone- Decroactive Aggregate with Honed Finish
- Terraces and Outdoor Dinning : Stone-Sinai Rigata
- Roof Terrace: Hardwood Decking 6” Aged Padouk with Silver Grey Finish

### Ceiling Material

- Outdoor Terrace: Hardwood Decking 6” Aged Padouk
- 2.86 Acres

### Wall Material

- Entry: Aged Padouk Wood Silding 6” by Oscar Ono

### Floor Material

#### Ground Level:

- Entry: Ostuni Spazzolata

#### Lower Level:

- Entry: Powder Room , Mud room, Gym Barhroom, Guest Bathrooms and Staff Lounge: Stone- Ostuni Spazzolata with Brushed, Honed
- Maid Room1&2, Rec Room/ Gym, Hall Guest Bedrooms/Closetes : Wood-Engineered 10”White Oak with Silver Grey Finish
- Sauna: Natural Wood Cedar to Match Walls with Knot Free Finish Across
- Steam Shower

#### Upper Level

- Dining, Livin, Kitchen, Powder Rooms and Pantry: Stone - Ostuni Spazzolata with Brushed, Honed Finish
- Cabana: Stone-Sinai Rigata
- Hall, Laundry, Study, Master Bedroom/ Closet: Wood-Engineered 10” White Oak with Silverf Finish
- Master Bathrooms: Calcite Blue Stone +/-10” Wood with Silver Grey Finish

### Wall Material

#### Ground Level:

- Entry: Exposed Concrete, Gypsum Board
- Garage: Quite-Rock

#### Lower Level

- Entry: Extior Wood Siding, Wood Paneling
- Gypsum Board Throughout
- Rec Room / Gym: Quiet - Rock
- Saua: Cedar Siding

#### Upper Level

- Gypsum Board Throughout
- Cabana, Powder Rooms, Master Bedroom, and the Study: Stone - Ostuni Spazzolata with Brushed, Honed Finish
- Master Closet / Bath: Stone-Calcite Blue, Lacquer
- Laundry/ Master Guest Bedroom: Gypsum Board
- Master Guest Bedroom : Stone - Invisible Gray

### Doors

- Doors are LUALDI

### Windows

- Lynbrook’s SK2 System with:
- 5 Center Pivot Doors Swing Doors
- 2 Terrace type Swing Door
- 8 SLiding Door Packages
- One Fixed Skylight #20 Approx 17’ 8” x 11’
- One Fixed Skylight #22 Approx 4’ x 5’

### Master Walk -In Closet

- Rimadesio
- Sliding Doors from Velaria

### Kitchen

- ArcLinea
- Finish: Matt Lacquer with Quarzite Worktops

## Interior Details

### Bathroom Details

#### Swimming Pool Bathroom:

- WC on Floor- Laufen and Zucchetti
- Bathroom Powder 1/powder 2, Guest Bathroom, and Powder Room Entrance:
- Suspended WC - Laufen
- Fixtures - Zucchetti

#### Master Bedroom:

- Suspended WC - Antonio Lupi
- Fixtures - Antonio Lupi

#### Spa Area:

- WC on Floor
- Fixtures - Laufen and Zuchetti

#### Guest Bathroom 1/2/3/4/5:

- WC on Floor
- Fixtures- Inda and Zuchetti

#### Service Bathroom:

- WC on Floor
- Fixtures- Inda and Zuchetti

#### Lighting:

- All Interior Lights by FLOS
- Exterior Lights by Design Plan, Qtran, Boca Flasher, BK Cantalupi

### Audio / Video

#### Pre Wire:

- Audio and Automation (Ground Level, Lower level, Main Level and Outdoor)
- Home Threater and Projector
- Surround Sound System (Living Room, Recreation Room)
- TV Wiring System
- Shading System

#### Complete System Installation, Including Pre- Wire:

- AV Foundation / Wi-Fi System
- Camera Surveillance
  - 4 Cameras Installed + 4 Pre -Wiring for Eventual Additional

#### Cameras

- Control 4 Integration
- Conrtol 4 Integration System
- HVAC Control System - Thermostats for 8 Zones
- Floor Heating Control Integration
- Garage Control System

### Appliances

#### Kitchen:

- Gaggenau - 400 Series 24” Single Oven
- Gaggenau - 400 Series 24” Mircorwave
- Gaggenau - 24” Dishwasher
- Gaggenau - 36” Hood
- Gaggenau - 30” Fridge Combine with 30” Freezer
- Gaggeanu- 200 Series 36” Cooktop

#### Laundry:

- Master Level - Miele Washer and Dryer
- Lower Level- Samsung Washer and Dryer

#### BBQ Grill:

- Pool Deck - 42” Built in Grill Lynx
- Roof Deck-42” Built in Grill Lynx

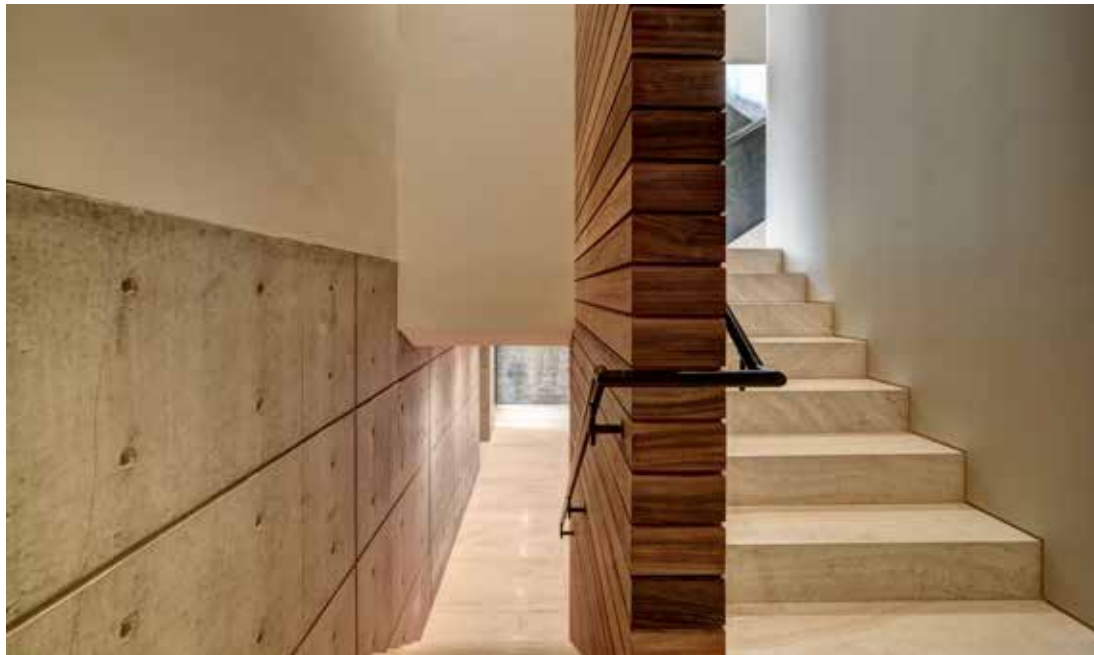
### Mechanical

- Heating and Air conditioning on 12 Zones
- Generator































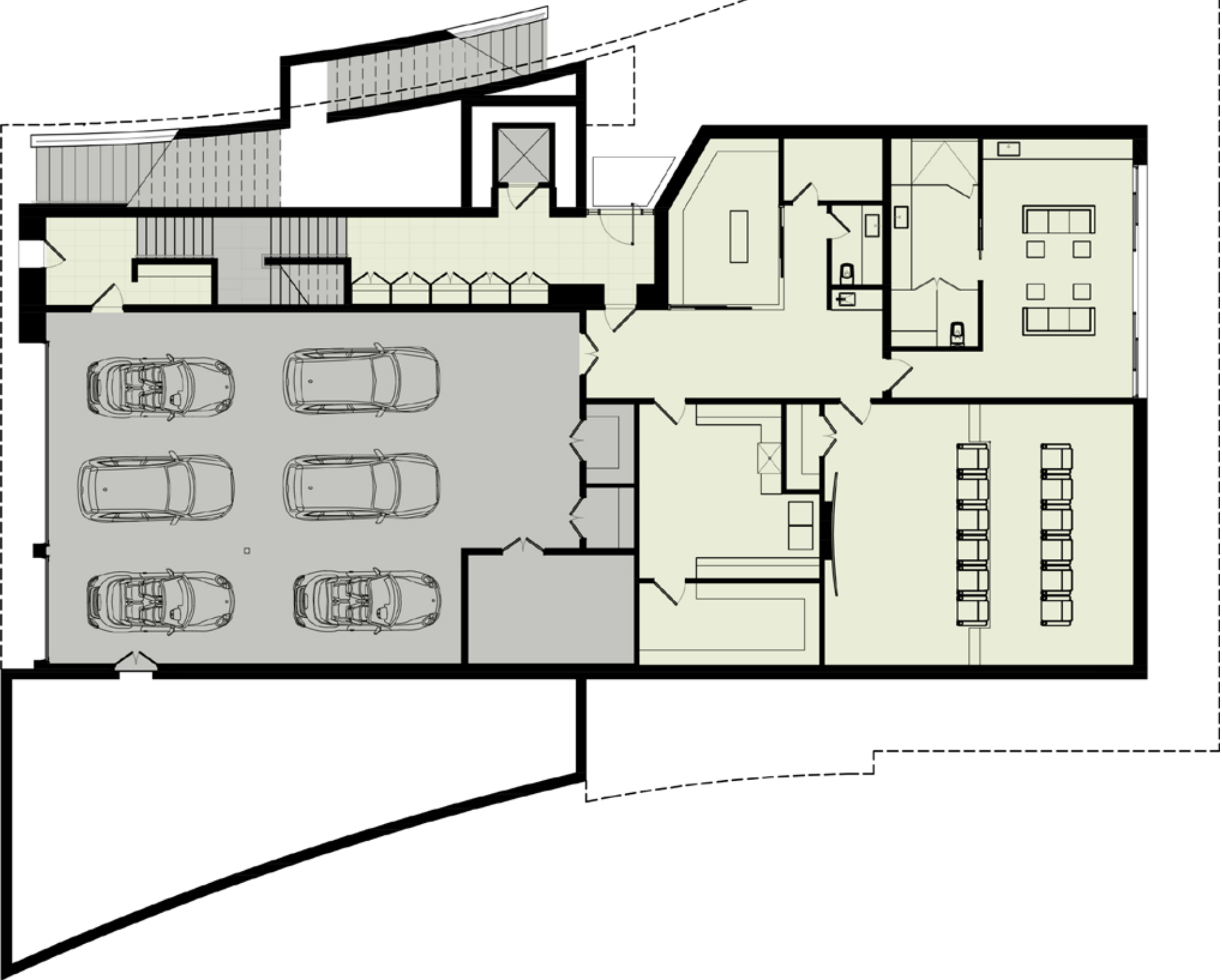








Ground Level



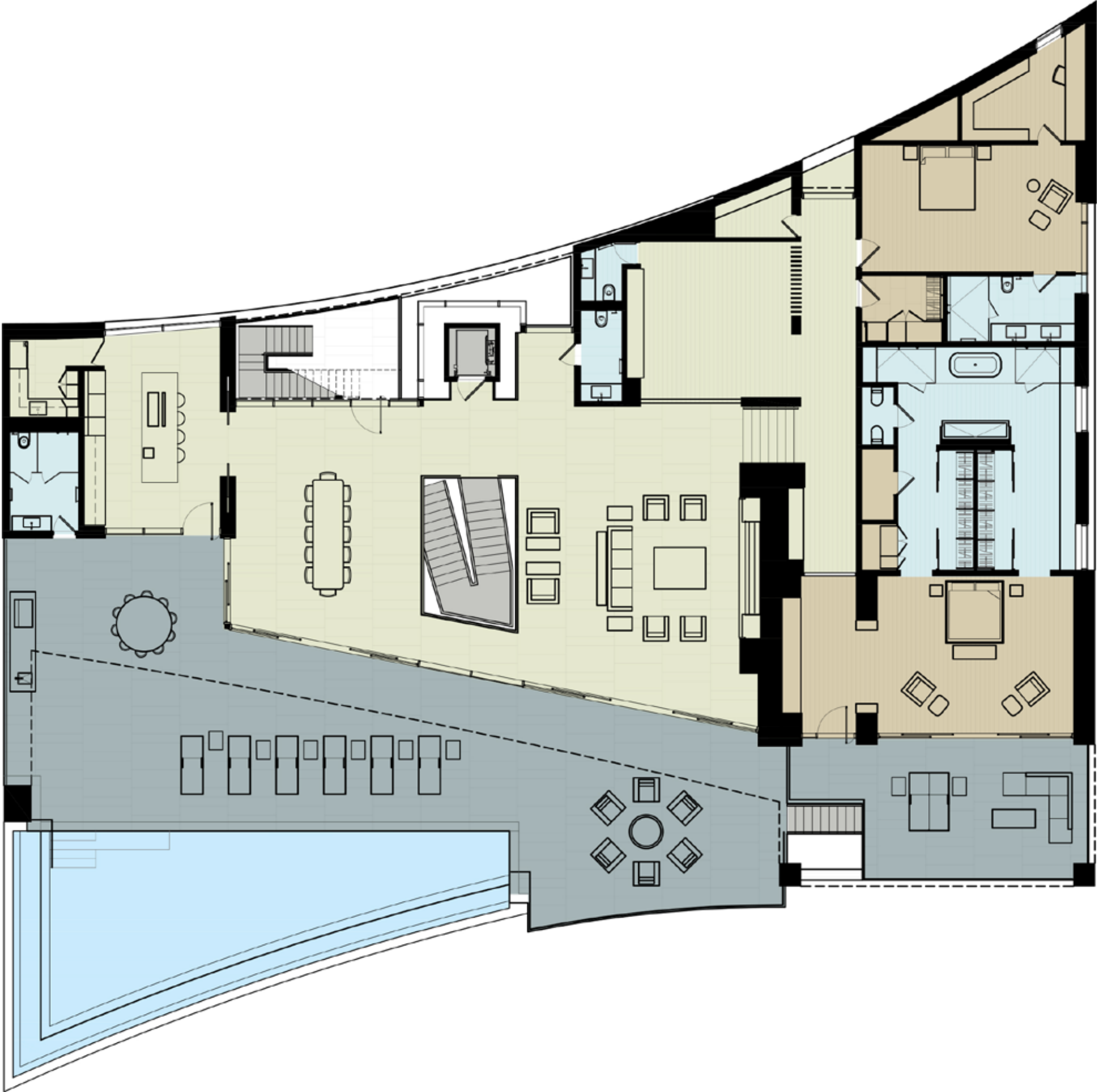


First Level





Main Level











951 Flying Point Road,  
Water Mill

2.86 acres / 11,000 SF+/-

9 bedrooms / 14 bathrooms

**Tax Map: 0900-178.00-01.00-017.041**

Taxes: \$119,763 / Year

For more pictures, video and info visit:  
[myhamptonhomes.com/877222](http://myhamptonhomes.com/877222)

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