

Horse Country 9,000 SF Estate Offering Forever Views

9 Farrell Court, Water Mill



Gary DePersia

Licensed Associate Real Estate Broker

m: 516.380.0538 | gdp@corcoran.com | myhamptonhomes.com

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HORSE COUNTRY 9,000 SF ESTATE OFFERING FOREVER VIEWS

Water Mill. With broad views looking south over a celebrity horse farm and 80 acres of reserve, a 9,000 SF, 8 bedroom residence on 3 levels of living space is now available for one fortunate buyer in an enviable location amid the farm fields of nearby Water Mill North. Masterfully built by Farrell Building Co and beautifully appointed by stylish owners, this gabled roofed traditional at the end of a long private driveway, embranced on 3 sides by the reserve, welcomes all over richly stained wood floors that spread out to include the great room under coffered ceilings with fireplace, living room with fireplace and a convenient guest master suite. The professionally equipped, eat-in kitchen is more than adequate to service the formal dining room enhanced by a contiguous wine closet. Powder room and mud room complete the first floor. Upstairs the master wing offers a generous sleeping chamber and separate office, both warmed by their own fireplaces, luxurious spa-like bath with heated floors and a private balcony offering heroic views. Four additional, well-spaced guest suites and a laundry room complete the second floor. The 2,700 SF finished lower level offers two additional bedroom suites, full bath, large recreational spaces, powder room and abundant storage. Outside both covered and uncovered stone patios, enhanced by a dedicated pool bath, look out at the 50' heated gunite pool and spa, with room for a future pool house, set within a sea of lawn with expansive vistas over the adjacent horse farm and farm fields beyond. Now is the time to preview this stunning property before someone else gallops away with the prize. **WEB# 840531**





Properties Details / Amenities

General Listing Details

- Gambrel
- Built in 2013
- 2 Stories
- Farmfield Views
- 1 Acre
- 6,700 SF+/-
- 8 Bedrooms
- 7 Full and 2 Half Bathroom
- 3 Fireplaces
- Detached 3-Car Garage
- Private Driveway

Interior

FIRST FLOOR

- Entry Foyer
- Powder Room
- Mud Room
- Great Room with Fireplace
- Living Room with Fireplace
- Eat-in Kitchen
- Breakfast Area
- Butler's Pantry
- Formal Dining Room with Wine Storage
- Junior Master Bedroom Suite
- Covered Porches and Blue Stone Patio

SECOND FLOOR

- Master Bedroom with
 - Office
 - Walk-in Closets
 - Private Terrace
 - Fireplace
- Master Bathroom with:
 - Double Vanity
 - Oversized Soaking Tub
 - Oversized Walk-In Shower
- 2 Bedrooms Sharing Full Bathroom
- Guest Suite w/ Fireplace
- Study

LOWER LEVEL

- Recreation Room
- Theater Room
- 2 Guest Bedroom Suites
- Gym
- Powder Room
- Mechanical/ Storage Room
- Billiard Room w/ Fireplace
- Half Bathroom
- Mechanical Room

Exterior

- Cedar Shake Siding
- Bocce Ball Court
- Covered Patio
- Equestrian

Pool

- 20' X 50' Heated Gunitite Pool and Spa

Mechanical / Technical Aspects

- Gas Hot Air Heat
- Central Air Conditioning
- Private Septic
- Irrigation System
- Municipal Water

Creative

- Farrell Builder



Entry Foyer





Breakfast Area



Living Room



Dining Room



Kitchen







Master Bedroom



Office



Master Bathroom



Master Bedroom



Guest Bedroom



Guest Bedroom



Guest Bedroom



Guest Bedroom



Lower Level



Rear Exterior

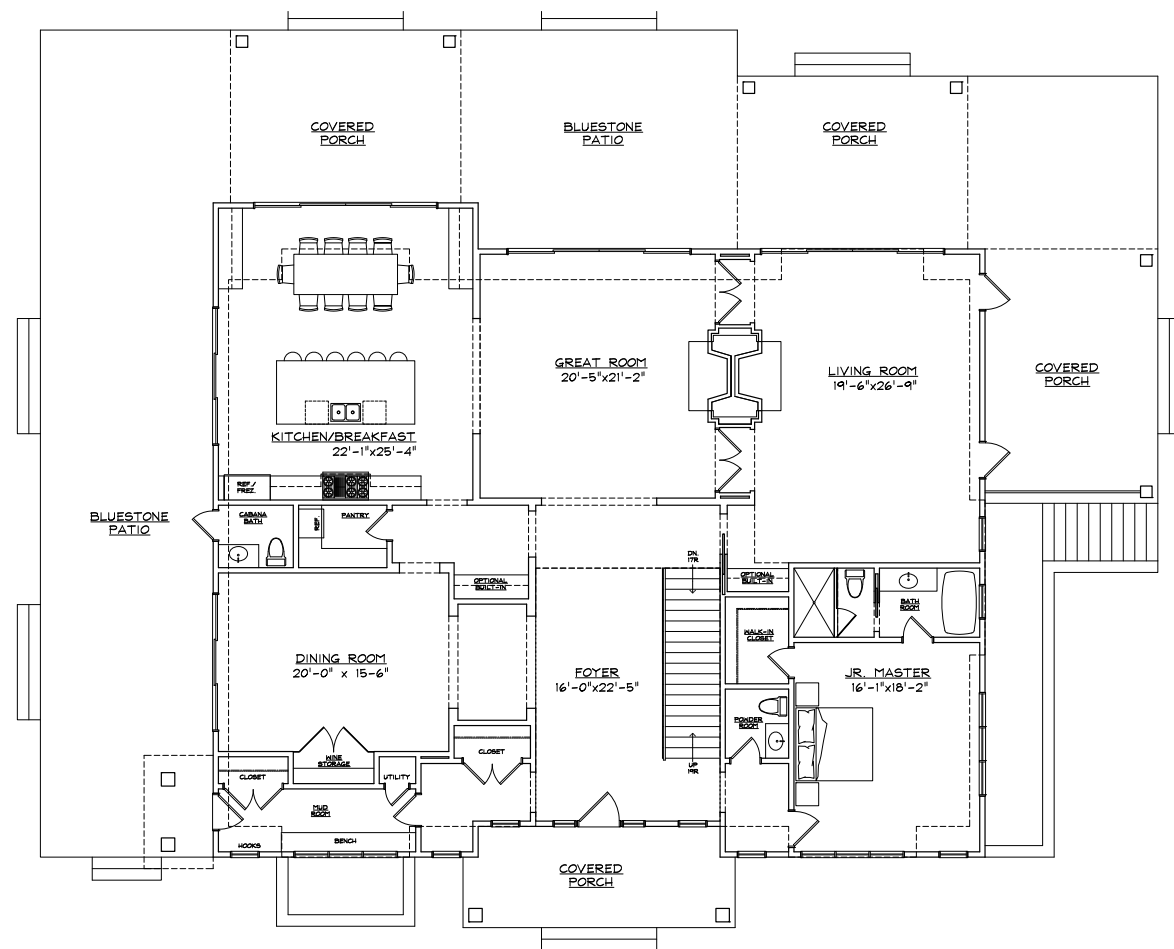


Covered Patio

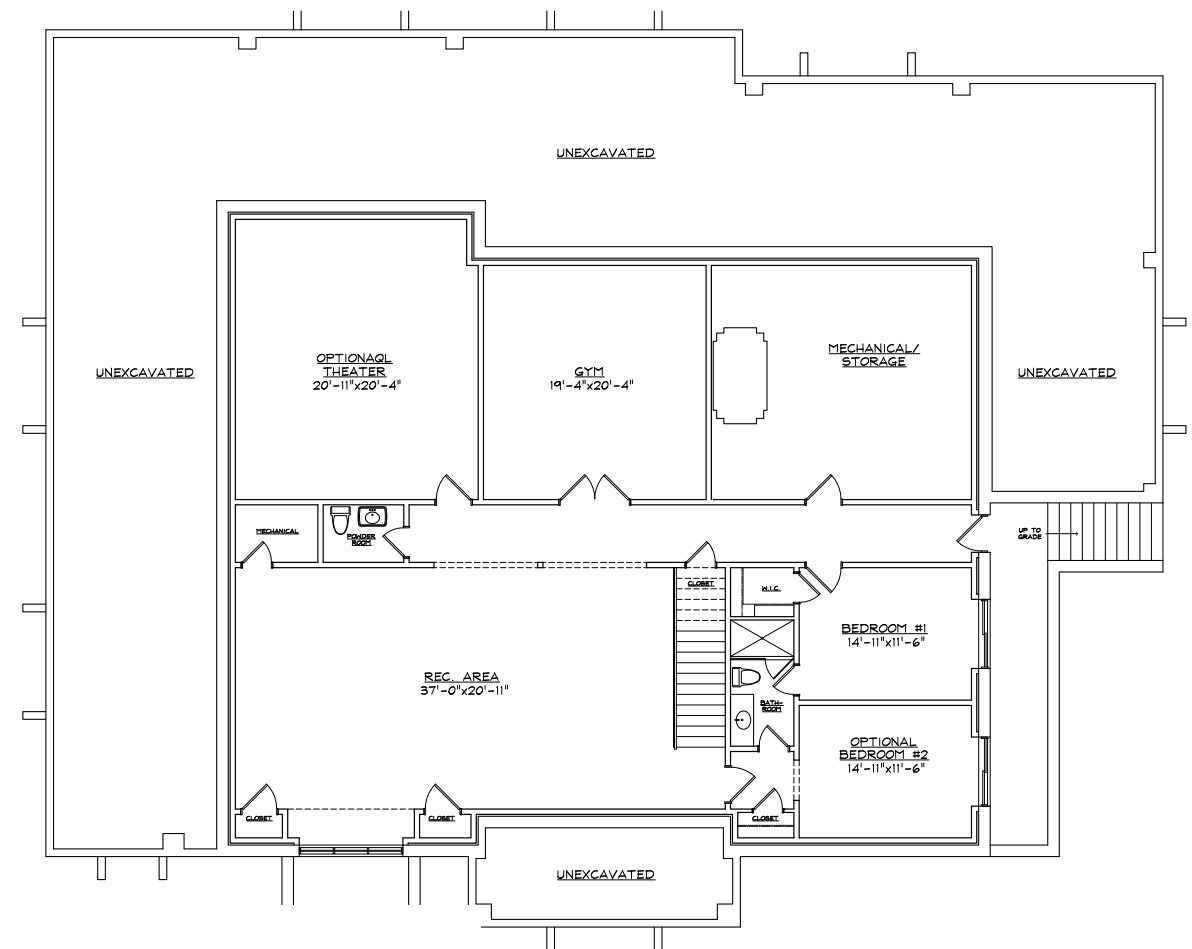


Cover Patio

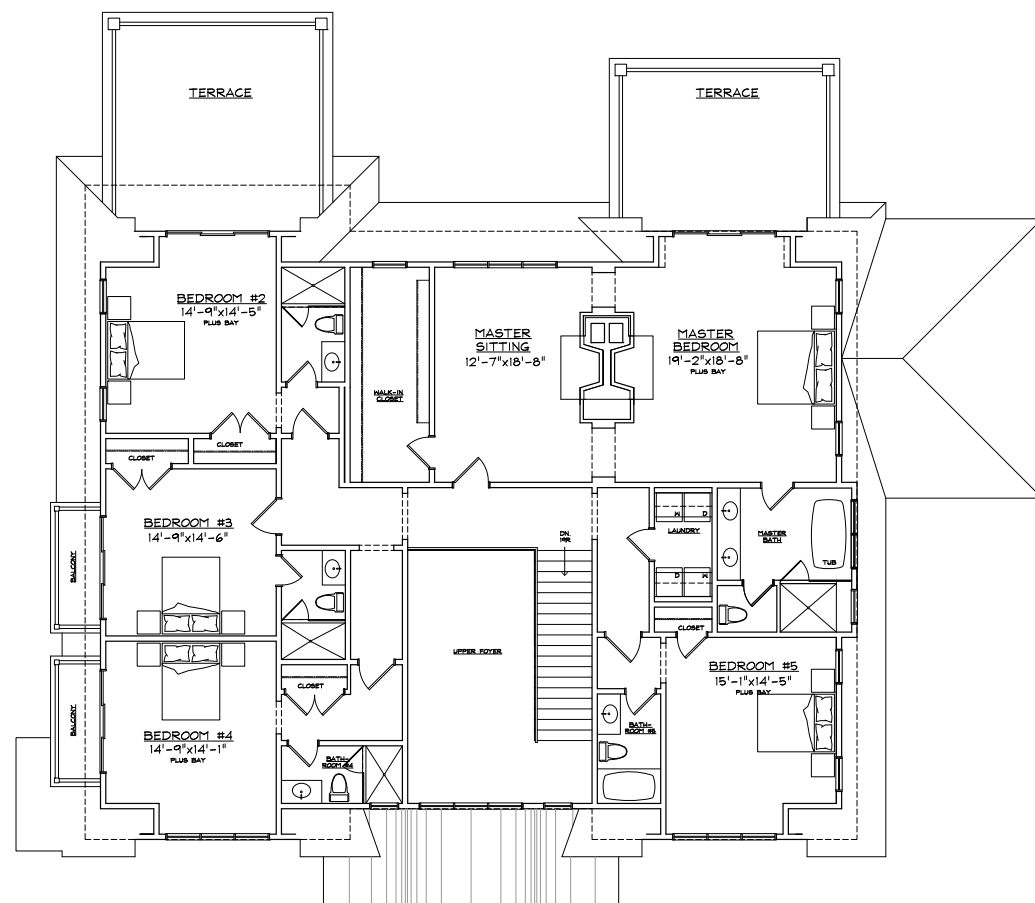




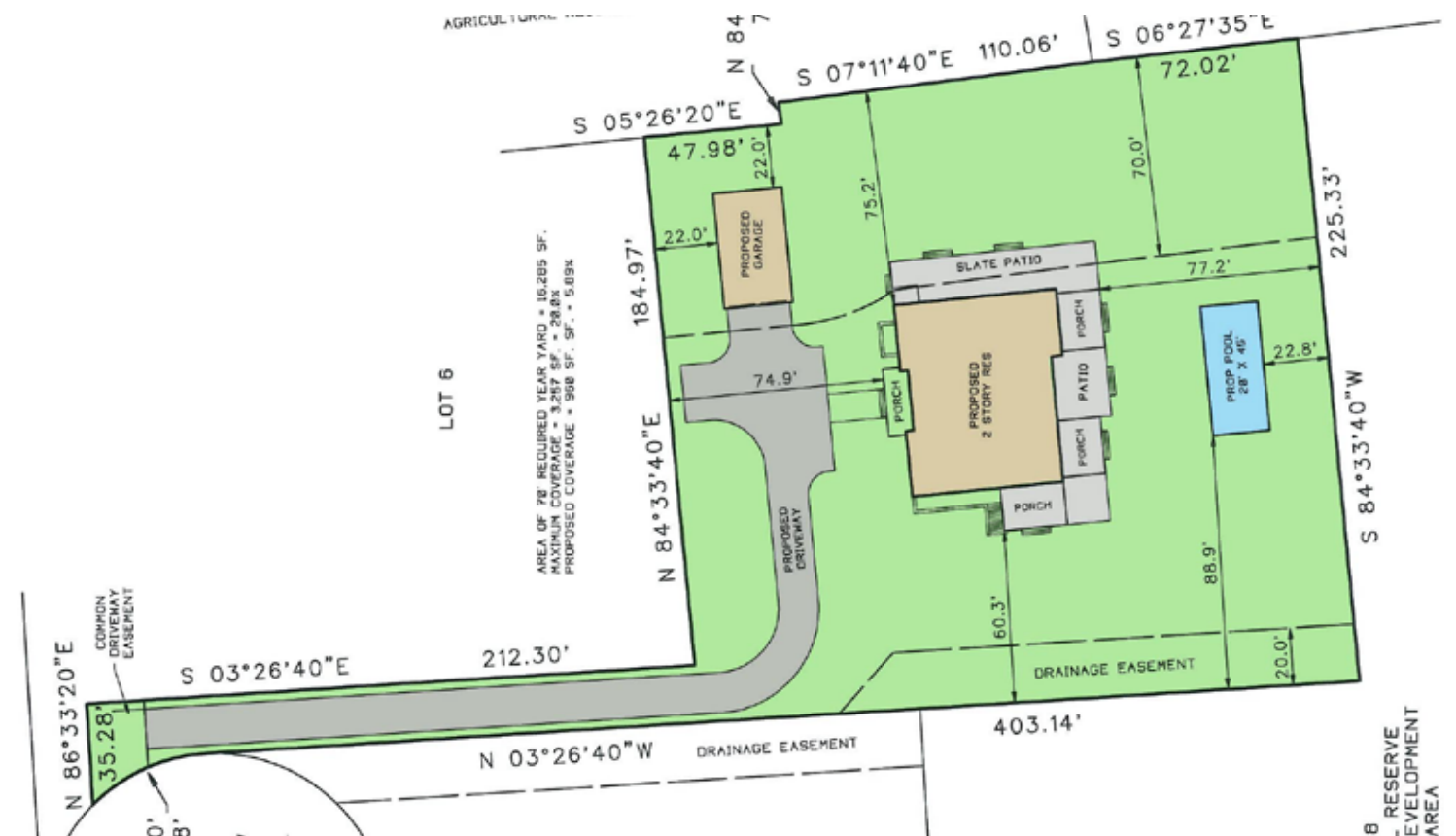
First Floorplan



Lower Level Floorplan



Second Floorplan



Survey



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



\$7.95M

9 Farrel Court,
Water Mill

1 acres / 6,700 SF+/-

8 bedrooms / 9 bathrooms

Tax Map: 0900-065.00-02.00-001.008

Taxes: \$19,069

For more pictures, video and info visit:

myhamptonhomes.com/347464

Corcoran WEB# 347464

Taxes: \$17,760/Yr

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