

# Reserve Your New 12,000+ SF Estate Looking South Over 50 Acres

394 Seven Ponds Towd Road, Water Mill



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REAR  
RENDERING

**RESERVE YOUR NEW 12,000+ SF ESTATE LOOKING SOUTH OVER 50 ACRES**

**Water Mill** The second of two homes being built overlooking 50 acres of reserve to the south in very nearby Water Mill North to be completed later this year is now ready for your consideration. Poised on 1.5 open acres, this 12,000 + SF modern edifice will offer a combination of masterful construction, exquisite finishes, copious amenities and a sensible floor plan on three levels of finely articulated living space that have become the signature of East End Building Company. A double height entry welcomes you over radiantly heated stone floors to the open great room with fireplace that segues into a modern eat-in kitchen enhanced with pantry. The option exists to create a chef's kitchen or staff bedroom as well. Flanking the kitchen is the formal dining room and the family room with fireplace looking out to the views to the south. The expansive junior primary suite with sitting room is joined by a study with wet bar, powder room, laundry, mudroom and a three car heated garage to complete the first floor. Upstairs quarter sawn white oak floors fan out to find the primary bedroom with sitting area, luxurious bath, walk-in closet and a pair of private terraces. Five well sized quest suites, 2 of which have access to a large outdoor terrace complete the second floor. The finished lower level has 2 additional bedroom suites and separate half bath plus room for all the amenities you would expect in a high level home including screening room, recreational room, gym and wine cellar, all of which could be, at this point, customized to your specifications. An outdoor covered living room with fireplace serviced by a cabana with bath and changing room will look out to the heated 54' pool with spa and an all-weather tennis court, an enviable option included in the finished manse. Generous lawn and a professional landscape package will frame this gorgeous estate while making sure to allow for unfettered views to the south over 50 acres of protected reserve. Now is the time to get involved while the opportunity exists to infuse your own personality and ideas into the finished estate. Contact us now for more information. **WEB# 898435**

**BASIC HOUSE / PROPERTY INFORMATION**

- Estimated Completion December 2023
- Looking South Over 50 Acre Reserve
- Modern Farm House Design
- 1.5 +/- Acres
- 2 Stories w/ Finished Lower Level
  - 8800 SF +/- 1st & 2nd Floors
  - 4250 SF Lower Level
- 2500 SF Second Floor & Roof Top Decking Looking Over Reserve
- 9 Bedrooms
- 9 Full, 2 Half Bathrooms w. Large Format Porcelain Tiles
- Abodo® Fine Sawn Vulcan Wood Cladding

- Fleetwood Floor to Ceiling Window & Doors
- Black 15" Kynar Standing Seam Aluminum Roof Panels
- 3 Fireplaces
- 18' X 54' Heated Gunite Pool w/ Spa
- All Weather Tennis Court
- 3-Car Garage w/ Radiant Heat
- Taxes: N/A

# PROPERTY DETAILS & AMENITIES

## FIRST FLOOR

- Massive 11’ Custom Designed Entry Door
- 2 Story Entry Foyer w. Coat Closet
- Impressive 4 Story Floating Steel Staircase w
  - Rift & Floating Rift & Quarter Sawn White Oak 5”
  - Concealed Tread Lighting
  - Brush Nickel Custom Handrails Built into Glass
- Living Room w/ 80” Linear Gas Fireplace w/ Stone Surround
- Large Format 40” x 40” Porcelain Tile
- Entire First Floor Hydronic Radiant Heat
- Kitchen (See Details Below)
- Family Room w/ See Thru to Kitchen 60”Flare Linear Gas Fireplace
- Dining Area
- Study/TV Room/ Office w / Wet Bar
- Jr Primary Suite w/:
  - Full Bath w/
    - Dual Sinks,
    - Shower w/Floating Bench
    - Water Closet
    - Backlit Linear Shower Niche
  - Sitting Area
  - Walk In Closet

- Powder Room
- Mud Room
- Laundry Room w/
  - 2 Electrolux 27” Washing Machine
  - 2 Electrolux 27” Dryer/steam

## KITCHEN DETAILS

- Gary Ciuffo Custom Cabinetry
- Eat-In Kitchen with:
  - Stone Counter Tops
  - Large Center Island w/ Seating
  - Undercounter Lighting
  - Food Pantry
  - Julien Smart Station Sink Collection
  - 2 36” Sub Zero Refrigerator / Freezer
  - Undercounter Drawer Micro Oven Wolf/Viking
  - Wolf 6 Burner Gas Range w/ Griddle Chefs Kitchen
  - Wolf 30” Wall Oven E Series
  - Miele Induction Cooktop
  - Wolf 30” Drop Down Microwave Oven
  - Wolf 30” Warming Drawer
  - Sub zero Undercounter Beverage Center Den
  - Wolf 54 Hood Pro Wall
  - Main Kitchen Cabinetry Hood Insert
  - 2 24” Dishwashers
  - Chefs Prep Kitchen w/
    - 48” Sub Zero Refrigerator/Freezer
    - 24” Dishwasher

## SECOND FLOOR

- Expansive Upstairs Decking with Glass Railings
- 8” Rift White Oak Stained Hardwood Flooring
- Primary Bedroom Suite with:
  - Walk-In Closet
  - Access to Front & Back Decks
  - Sitting Room
  - Bathroom with:
    - Radiant Heated Floors
    - Dual Sinks,
    - Shower w/Floating Bench & Backlit Linear Niche
    - Water Closet
- 5 Additional Bedroom Suites with:
  - Full Bath
  - Walk In Closets
  - Access to Decks
- Laundry Room w/
  - 2 Electrolux 27” Washing Machine
  - 2 Electrolux 27” Dryer/steam

## LOWER LEVEL

- 4000+ SF
- 1200 to 1500 Bottle Wine Cellar
- Screening Room
- Game/Billiard Room
- 2 Bedroom Suites with
  - Shared Full Baths
  - Closets
- Gym
- Sauna
- Steam Room
- Powder Room
- Courtyard & Staircase to Outside
- Ample Room to Add Any Type of Entertainment Areas Such As Golf Simulator, Game Room, Bowling Alley, Etc.

## OUTDOOR AMENITIES

- Covered & Open Patios
- 2500 SF Second Floor and Roof Top Decking Providing For Expansive Views Over Reserve w. Sonos and Lighting
- 18’ x 54’ +/- Heated Gunite Pool, & Lighting
- 7’ x 10’ Spa with Multi-Jet Massage Package
- Matching Non-Slip Pavers that Match Interior Tile
- Custom Stone Coping to Match 40” X 40” Matching Pavers
- Required Code Fencing and Cedar Tennis Court Fencing
- Ample Lawn For Backyard Activities
- Trellis Covered Outdoor Living Room
- Pool Cabana
- Outdoor Shower
- Outdoor Kitchen w/
  - Lynx 42” Profession Built In Grill
  - Marvel 24” Outdoor Stainless Steel draws and Door
  - Lynx Double Side Burner
- Century Built All Weather N/S 55’ x 110’ Tennis Court
- Black LED/transformer WAC Coach Lights

## MECHANICAL / TECHNICAL ASPECTS

- Abodo® Fine Sawn Face Vulcan Cladding
  - Thermally modified wood cladding created from New Zealand plantation timber and engineered with a patented vertical grain orientation
  - Superior weathering characteristics
  - Provides a unique, textured surface with beautiful grain depth.
- Fleetwood Floor to Ceiling Windows & Doors
- Lighting Detail
  - Art Focus, Wall Wash, High Hats
  - Lutron Lighting System
  - All High Hats Spackled In/Concealed
- Interior Doors Solid Core, Rift White Oak Stained Trimless Casing
- Reglet Jamb and Baseboard Detail
- Bathrooms Details
  - Large Format Porcelain Tiles
  - Plumbing Fixtures Include Mixture of Newport Brass, Water Works, Bain Ultra, Toto Toilets, Rain Shower Heads, Wall Shower Heads & All Bathrooms Have Handheld Wands
  - Floating Shower Benches in Every Bathroom
  - Backlite Linear Shower Niches
- 3 Fireplaces
  - Living Room, 60” Flare Linear Gas Fireplace
  - Den Area w/ Warm Touch Glass & Fans
  - Outdoor 60” Warm Touch Glass & Fans
- HVAC Details
  - 7 Zone Hydrocoil Gas Forced Air Heat / Central Air
  - Individual Room Thermostats Control by Control4 or app
  - Hydronic Radiant Heat Entire First Floor & Primary Bath
  - HVAC Vents Spackled In/Concealed
- Public Suffolk County Water
- Central Vacuum
- Alarm/ Home Protection System Includes
  - 3 Control Pads,
  - Water Sensors
  - Heat & Fire Sensors
- 400 Amp Electrical Service
- Whole House Internet
- Sonos Sound System Including All Interior Common Spaces & Outdoors
- 15 + Zone Irrigation System
- 3/8” Steel Driveway Edging
- 3 Coats of Oil/Tar Base / Stone Driveway

## CREATIVE

- Renowned Builder/Designer East End Building Company
- Award Winning Design and Architecture by The Up Studio
- Fresh/Clean Landscape Design by East End Building and Local Landscape Design Architects



First Floor



Second Floor



Lower Level



**\$14.995M**

394 Seven Ponds Towd Road,  
Water Mill

1.50 acres / 12,100 SF+/-

9 bedrooms / 8 full bathrooms / 2 half bathrooms

**Tax Map: 0900-100.000-03.00-019.014**

For more pictures, video and info visit:

[myhamptonhomes.com/898434](http://myhamptonhomes.com/898434)

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