



# Sojourn for Summer 2023 in 10 Bedroom 12000 SF Water View Estate

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# First Floor



## SOJOURN FOR SUMMER 2023 IN 10 BEDROOM 12000 SF WATER VIEW ESTATE

A magnificent, new 3-acre estate has just become available for rent for various time frames during Summer 2023. Anchored by a James Michael Howard designed, 12,000 SF+/-, 10 bedroom residence, the sprawling estate overlooks Water Mill's bucolic farm fields and the broad waters of Mecox Bay. The journey begins as you enter the grand foyer with inlaid marble patterned floors. Sun-drenched by day, the two-story, 21' x 30' Long Room, will at night, be the focal point for all your entertaining with custom Scagliola fireplace below lime washed ceiling beams. Quiet reflection can be found in the 21' x 19' library with a Soanian mahogany fireplace. The 21' X 18' dining room with fireplace is serviced by a nearby glass-walled wine room. The expansive kitchen with adjacent breakfast room includes custom wood and stainless steel cabinets, a large island and professional appliances. Nearby, an 18' X 22' informal living room has coffered ceiling and a 90" flat screen TV. A first-floor guest master suite including fireplace and the large sitting room is joined by two elegant guest suites. Upstairs, a groin-vaulted vestibule opens to the master wing offering large sleeping chamber with paneled walls and fireplace, a separate sitting room boasting lacquered walls and a bar area. Notable his and her dressing and bathing areas find mutuality in a common showering room. The master and three additional guest suites have access to an expansive balcony overlooking the bay. A bunkroom with bath and a two bedroom staff wing has just been completed. A short staircase leads to a roof terrace with heroic views all the way to the Atlantic Ocean. A covered, 77' veranda looks out to the glimmering 18' X 60' mirror pool with spa serviced by a cabana with outdoor fireplace and professionally landscaped grounds by Edmund D Hollander including orchards, meadows and estate plantings. An enchanting and substantial piece of real estate now available for rent.monthly, bi-weekly or other custom time frames during Summer 2023. WEB# 566839



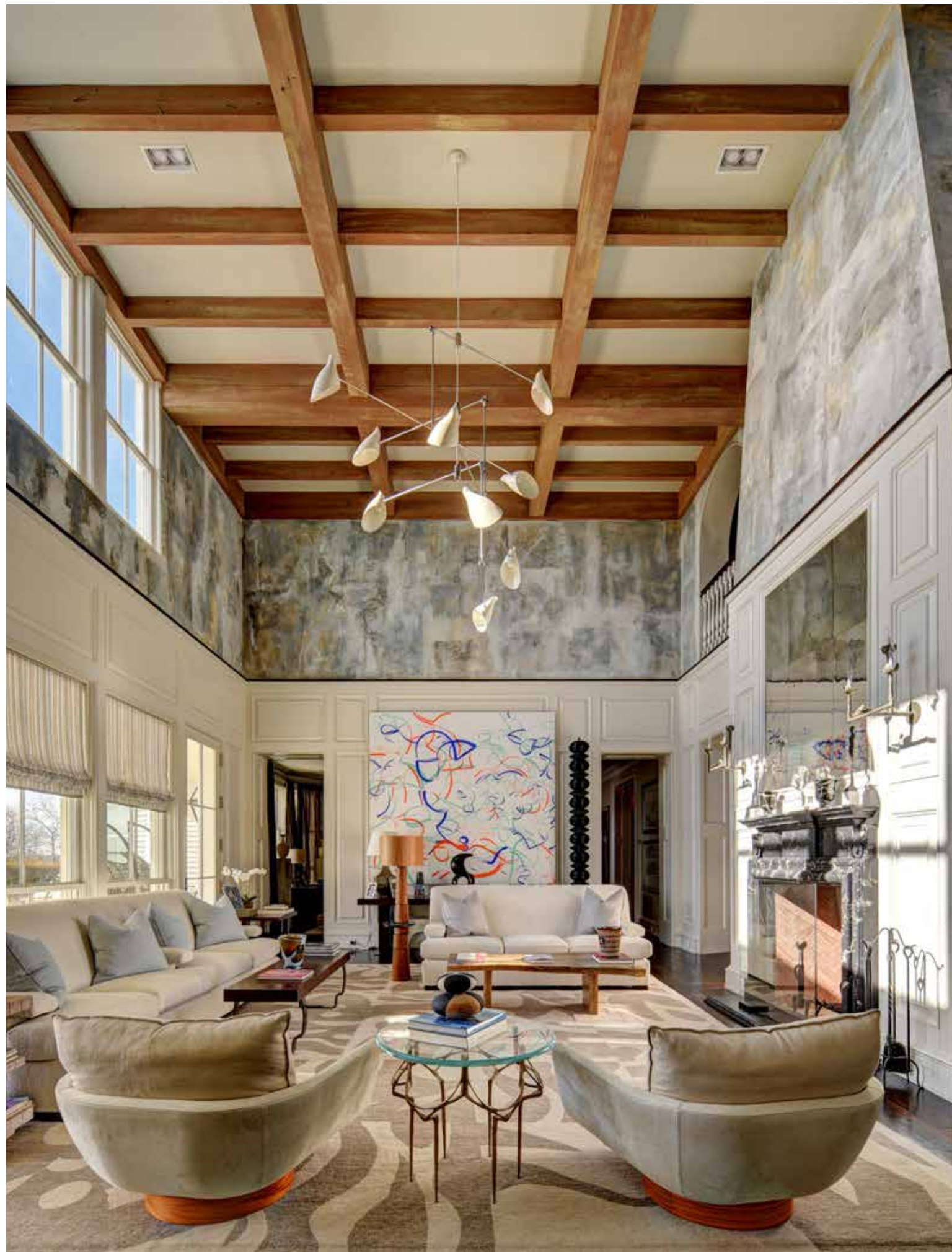
## Double Height Entry Foyer

The stone flooring of the entrance is Piet Mondrian discovers Kuba cloth. It is a mixture of 2 stones; Mosa white marble and Absolute black granite mud set to approximately 2" thick. The stair spindles were custom designed with references to classical Greece. The walnut treads of the staircase were hand finished with multiple coats of dye stains and glazes rather than a single application of oil based stain, for a richer finish that resembles antique furniture. They were then topped with a wool runner from Belgium. The walls were hand finished with Hollandlac. This process requires multiple applications using gypsum as an underbody. Approximately 10 coats of the high gloss finish with hand sanding in between each coat. It is a timely process however the finished product is well worth the exertion.

A focal point in the foyer would be the Soanian Ceiling, based upon the designs of John Soane in London during the beginning of the 19th century. It utilizes a segmented arch or roundel. In the center of the ceiling is an oculus designed as a spider web allowing gracious filtered natural light to come in from above as in nature. The oversized lanterns are brass and glass with a classical Greek motif.

The low cabinet of the Foyer is in the style of Jacques Adnet circa 1950 in French oak and the tall cabinet is attributed to Paola Buffa an Italian furniture designer widely popular in the 1950's. The Buffa cabinet is a magnificent example of the beautiful finishing and modern styling that remains popular and is in high demand both in the US and Europe.





## *Double Height Great Room*

The fireplace is a custom design with bolection legs and a classical pulvinated frieze made from scagliola, which is marble slurry. Its intent is to show marble in an exaggerated form. Above the fireplace are 2 sconces in the style of Giacometti, and the hand made mirror was made of custom fabricated glass and was then burnished and silvered by hand exactly like those of the 17th and 18th centuries.

The beams are white oak planks joined to resemble timbers, and then they were hand finished by artisans. The walls are plaster coated above the dado and hand finished to resemble an Italian ruin. The dado utilizes custom designed moldings and panels to magnify the already large scale of this room. The oversized panels were selected for the large art that is in the room.

The custom made rug was designed to resemble the motifs in the Matisse cutouts. The rug was hand woven in India using New Zealand heathered wool. In fact, most of the rugs in the house were custom designed for the rooms so that they fit exactly to the dimensions and requirements of each room. David Weeks created ceiling fixture in the style of the Calder mobiles. It utilizes painted and plated steel and achieves the loveliest light rendering from its many arms. The upholstered furniture is both custom made and from major high-end manufacturers. Some of the tables were custom made, while others were purchased for this house in London and France Ico Parisi round table. The painting above the large walnut console table is by Richard Giglio an American artist living in NYC. The black and white drawings are from the Sears Peyton gallery in NYC.







# Library

Walls are sheathed vellum that is cut into squares and then hand applied. Mouldings are faux grained to resemble American black walnut and the fireplace mantle is in the style of John Soane with an exotic marble surround. Flooring is custom stained walnut and the ceiling is round cover finished with an exotic tea paper. Custom designed bookcases with swing arm lamps from London. 9' tall pocket doors grained in faux walnut. The windows are oversized triple hung, characteristically designed so the occupants can open them entirely and walk out onto the porch. The mid-century stainless light fixture and custom designed rug was made in Morocco. Custom furniture and a pair of chaises by Jacques Garcia.

# Halls

The hallways are 8' wide and have hand-finished walnut floors, enormous paneled archways topped with Georgian keystones. The library hallway was painted to resemble an enormous Jackson Pollock spatter painting. The cabinets are sheathed in vellum and the kilim rug is 20th century.







## Kitchen

The custom lacquer and stainless cabinets were designed for maximum storage and function. A pair of pantry cabinet armoires flank the entrance to the Great Room. The kitchen island is made of stainless steel equipped with Waterworks RW Atlas faucet and hand sprayer. Arabescato Torchia marble tops the lower cabinets, island and marble appliance wall. The La Cournue ranges were selected because of their unique convection baking and roasting. The cook top feature provides the best simmer burners in the world and sitting above the pair of ranges is a pot filler in burnished nickel. All other appliances are top of the line. The doors that open into the Great Room are from top grain leather that was applied to the doors to resemble the baize doors found in great English houses. The ceiling is Hollandlac burnished to a high sheen in sky blue. Klismos dining chairs in leather and a bold fabric surround the large elliptical breakfast table.



## Formal Dining Room

Bolection fireplace mantle with corbel blocks, wainscot panels with dentil mouldings and built in linen cabinets paired with a set of continuous line drawings placed above the linen cabinets. Italian plaster chandelier in the style of Giacometti. Decorative plaster ceiling with connecting ogee arches undulates across both axis to create a subtle visual delight. All walls are upholstered in Kerry Joyce linen fabric with hand-applied nails and matching curtains with custom bronze drapery rods.

Buffet cabinet in the bay window attributed to Jacques Adnet enfilade and on the west wall a cabinet attributed to Andre Arbus. The rug is custom made with tribal motifs in Prussian blue, mocha and lemon.

Large original painting by James Bohary 1989. Fully upholstered dining chairs designed by JMH Inc. and the stunning dining table was purchased in France and is composed of four stone bases in a tribal motif with a large French oak top.







***Property:***

- Unique traditional two story residence with separate cabana
- 3.1 Acres
- South of the Highway
- Waterviews
- Cedar Shingle Exterior
- Fully furnished
- Zinc coated copper leaders and downspouts
- The construction utilizes oversized doors and windows.
- Custom made door furniture
- Landscaping by Whitmore’s
- 5 fireplaces in the main house 1 in pool house
- The exterior doors are 2.25” mahogany with multi-point locks for maximum privacy and stability
- 1,080 SF+/- 2 car garage, single car garage with 2.75” custom doors, porte-cochere and large porches.
- Private oil and blue stone driveway with block edging with automated gates for service and main entrances
- English manor gardens and landscaping with hidden labyrinth

***Interior:***

- Main house has 12,039 SF+/- with 2,923 SF+/- of porches on 2 levels
- Ceiling heights on the main floor vary with most rooms having 11’ ceilings. Second floor ceiling heights also vary from 9’ to approximately 10’ 6”
- Custom walnut flooring throughout (unless otherwise noted)
- Custom wall and panel grilles, and cast iron floor grilles
- 9 bedrooms with en-suite bathrooms
- 9 Full Bathrooms with an additional full bathroom in the pool house
- Custom interior 3 panel doors with mirrors on 1 side in all beds and baths

***Mechanical Systems:***

- 600 AMP Electrical service
- Central vacuum
- Elevator
- Town water
- 20+/- Zone Irrigation System
- Complete media package with mounted televisions, speakers and audio equipment in most rooms
- Surround sound in master sitting room and media room
- Geothermal HVAC (16+/- Zone) with energy star ratings
- 100KW, 240V 1 Phase Diesel Generator with an 800 amp automatic switch
- Radiant heat in Guest Master Bath, Mud Room, Mud Hall, Laundry, Bathroom 1, Bathroom 2, Powder Room, His & Hers Master Bathrooms
- Hydraulic back up heating; equipment floating on double vibration isolation pads and main trunks are 26 gauge sheet metal with ducts wrapped to R8 insulation values

***Smart House Technology:***

- Security system (Bellringer)
- Pre-wired for closed circuit television
- Housewide Wi-fi
- Control 4 Home automation for electronic components such as lighting, music, climate control and security
- Lutron lighting control systems for switches and dimmers

- Honeywell touch screen wireless thermostats compatible with control 4

***First Floor:***

- 7,343 SF+/-
- Entry Foyer with 2 story Soanian ceiling, coat closet and elevator access
- Double height great room with open 2nd floor balconies and fireplace
- Dining Room with fireplace
- Library with fireplace
- Large Family/Media room with custom seating
- Powder Room
- Large Laundry Room with 2 sets of W/D, a drip dry, large cabinets, and Tuscan oak built-in cabinet
- Mud and Wine Room with window wall and Belgian bluestone flooring
  - 8’ wide hallways with main and rear staircase
- 2 large en-suite bedrooms on the main floor

***Kitchen:***

- Large center island with seating for 4-5
- Attached breakfast room with seating for 8
- Custom cabinets
- Arabescato Corchia counter tops
- Brushed nickle hardware
- Stainless steel appliances including:
  - 2x 36” Sub Zero Refrigerators with two sets of freezer drawers
  - LeCornue 10 burner range
  - Miele warming drawer
  - 2x Bosch Dishwashers
  - Built-in Miele Cappuccino/Espresso Maker

***First Floor Guest Master Bedroom Suite:***

- Fireplace
- Large sitting room
- 3x Large linen closets
- Dual Sinks
- Soaking tub
- Large stall steam shower
- Private patio access



***Second Floor:***

- 4,696 SF+/-
- First landing on stair with bench seating
- Second landing overlooking foyer and 2 balconies overlooking great room
- 3 en-suite bedrooms and bathrooms
- Billiard room with access to separate unfinished staff area
- Open roof staircase with retractable motorized glass sky light to massive roof patio which includes kitchen and grill area
- Custom wall, ceiling and wood finishes
- Service entrance with large parking area for events

***Master Bedroom Suite:***

- Vestibule
- Fireplace
- Sitting Room
- Her master bathroom with free standing soaking tub, vanity seating, separate water closet and Walk-in Closet
- His master bathroom with vanity seating, separate water closet and walk-through and steam shower and large changing room
- His/Her Master Bathrooms equipped with dressing rooms and walk-in closets
- Private Terrace

***Pool:***

- 18’ x 60’ Radiant Heated Gunite Chlorinated Salwater Reflecting pool with attached 8’ x 8’ spa and sun shelf.

***Pool House:***

- 900 SF+/-
- Additional 286 SF+/- including cooking and fireplace areas
- Open pergola in center
- Lounge
- Changing
- Full Bathroom







# 1st Floor Guest Master Bedroom

his very private suite is enveloped in walls of Venetian plaster and multiple closet doors finished in Lac de Brun hand applied lacquer. A custom limestone bolection mantle sits below a large television. The ceiling is striated tea paper creating a series of rays in glistening silver. The spacious bathroom has a massive shower with polished nickel hardware by Lefroy Brooks. The double vanity is walnut and ivory lacquer and the custom mosaic floor is in Celeste, grey marble and Carrera. Custom king size bed placed amongst gabardine wool curtains by Holland & Sherry, flanked by mid century bedside tables. The custom rug is from Nepal and was designed with dollops of chocolate on Wedgwood blue, made from New Zealand wool. Fabrics in the room are with comfy sofas and chairs, a Frits Henningsen attributed walnut cabinet housing a television sits opposite a walnut Arts and Crafts library table purchased in London for this exact spot.



## Family Sitting Room

Mid century enfilade attributed to Maison Jansen sits below a 60” television. The rug was custom made in Nepal, a faux shagreen cocktail table and formal garden pictures in grisaille coloring round out this bold room. A mid-century style French lantern with hand finished glass bobbin columns hangs from the ceiling and the chairs and sofas were upholstered by JMH Inc.



## Media Room

An Art Deco rosewood enfilade circa 1920 sits below a 90” Sharp - Aquos HD 1080P 3D smart LED Television. Pair of Versailles sconces by Studio Sofield. Custom chairs and sofas accommodating up to 12 people comfortably. The eye-catching rug was custom made in Nepal. Walls upholstered in Mark Alexander textured velvet wall cloth. The chandelier is in the style of Stilnovo. Burl wood French Directoire 3 drawer commode sits on the entry wall for extra storage.





*1st Floor Guest Bedroom*

A unique bedroom featuring ebonized slatted walls with a custom wall covering in a lustrous finish. The custom rug features organic tribal forms in New Zealand wool. A curvaceous upholstered bed anchors the room, flanked by curtains in wool twill. A seating area in the bay window is flooded with afternoon light. Fabrics by Romo and Holland and Sherry.

## Second Floor







## Master Bedroom

This is a grand scaled bedroom with a tall coved ceiling and paneled walls. A door leading to the massive 2nd floor porch that overlooks Mecox Bay and the Atlantic Ocean. Custom bargello patterned rug in indigo, cerulean and azure from India. The bed is an oversized French tester bed in decorative paint with Mark Alexander scrim fabrics. A 1940s style steel bedside table with marble top and French 1940s style drawer cabinet in black and stainless will be used as the bedside tables. Across from the bed a pair of Pace dye-stained cabinets in royal blue sit below a pair of guitar shaped mirrors. A 19th century French Brescia marble pendant was used for the ceiling fixture. A custom marble mantle in Pallisandro marble with 65" television, and a 19th century French chaise lounge upholstered in linen and cotton sit nearby.

The cornice is custom made with modillion blocks and cavetto mouldings. The walls of the sitting room are painted with a Hollandlac finish. A custom fretwork wool carpet from India designed in raised interlocking patterns of azure and cinnamon over a neutral ground/ Lucien Rollin inspired rosewood tables flank a custom made sofa. Pair of mirrored demi-lune tables flank a stately library console with Doric columns over a plinth base. The art work above the demi-lune tables is by Sam Still NYC and the desk is made of fruitwood in the style of Louis the XVI.







### *The Landscape*

Mecox Farm has 3 glorious acres that are experienced along a north-south axis unfolding at the converging points of Halsey Lane and Crescent Ave in Watermill. The rear yard was conceived as an open landscape with a massive copper beech tree in its center and surrounded by a border of London Plane trees. The perimeter of privet hedging and specimen trees, shrubs and plantings is alive with green and robust colors of white and pinks. The base of the house is a mixture of boxwood, grasses, and fruit trees.

Picturesque views from a rooftop aerie are enchanting places to relax in the sun, have an afternoon barbeque, or a delightful soiree under the stars



### *Reflecting Pool and Spa*

The reflecting pool and spa at Mecox Farm is a work of art in itself. The 18' X 60' swimming pool and an 8' X 8' heated spa and sun shelf ideal for basking in the sun on a perfect Hamptons day. Early examples of these types of pools can be seen at such places as the Taj Mahal and the Washington Monument in D.C.





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



41 Halsey Lane  
Water Mill

3.1 acres / 12,000 SF+/-

10 bedrooms / 10 bathrooms

Tax Map: **0900-115.00-02.00-030.010**

For more pictures, video and info visit:

[myhamptonhomes.com/99594](http://myhamptonhomes.com/99594)

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