

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

394 Seven Ponds Towd Road, Water Mill



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**Water Mill** A triumph of modern farmhouse design, this stunning, newly completed estate by East End Building Company, available for Summer 2025 rental, sprawls across 1.5 acres, offering breathtaking southern views over a 50-acre reserve. Encompassing over 12,600 square feet across three levels of finely articulated space, this home is an architectural marvel, designed with luxury, comfort, and functionality in mind. A dramatic 11-foot custom pivot door welcomes you into a two-story foyer, where a floating steel staircase with white oak treads and concealed lighting sets the tone for the exquisite detailing throughout. Expansive Fleetwood floor-to-ceiling windows flood the home with natural light, while two fireplaces add warmth and sophistication. The main level fans out over large format, heated porcelain tiles hitting all the right notes with a grand great room with fireplace, a family room with a see-through linear fireplace, a formal dining room, a study, and a junior primary suite with spa-like amenities. The heart of the home, a bespoke Gary Ciuffo-designed kitchen, boasts dual Gaggenau refrigerators, a Wolf 60-inch range, Miele induction cooktop, a coffee station, a chef's prep kitchen and separate pantry ensuring both beauty and practicality. A powder room, mud room and a heated, 3 car garage complete the first floor. The second floor, covered in rift and quarter sawn white oak, features a luxurious primary suite with its own sitting room, spa bath with radiant-heated floors, and access to expansive decks overlooking the reserve. Five additional en-suite bedrooms, each with walk-in closets and seamless shower designs, offer unparalleled comfort. A laundry room adds convenience while 1140 SF of sustainable Timbertrek decking servicing multiple suites completes the second floor. A short staircase ascends to the 800+ SF rooftop deck, perfect for that postprandial cigar while surveying your domain. A separate staircase descends to the finished lower level, a retreat of its own, boasting a 1,500-bottle wine cellar, a screening room, a game/billiard room and a wellness center with steam room, gym, and a massage/yoga studio. Two additional bedroom suites, a powder room and ample space for a golf simulator, bowling alley, or sauna complete this impressive space. Outdoor living is redefined with an 18' x 56' heated saltwater pool and spa, a 240-square-foot pool house, a trellis-covered lounge, and an outdoor kitchen equipped with a Lynx professional grill and a Marvel stainless-steel beverage center. A Century-built, all-weather north/south tennis court is framed by cedar fencing, while manicured lawns provide space for backyard activities. Every detail of this home has been meticulously considered, from the Abodo fine-sawn wood cladding and black standing-seam aluminum roof to the concealed HVAC vents and Lutron lighting system. With radiant heat throughout the first floor, a whole-house Sonos sound system, 400-amp electrical service, and Control4 automation, this residence is as technologically advanced as it is beautifully crafted. Designed by the award-winning team at The Up Studio, with landscape design by local experts, this home is a rare fusion of innovative design and timeless Hamptons elegance. Perfectly positioned between Southampton and Water Mill, this one-of-a-kind estate offers the ultimate Hamptons experience. And if, at the end of the summer, you find that you just can't bear to leave, you'll be excited to know that this superlative property is also available for sale. **WEB# 898435**



# PROPERTY DETAILS & AMENITIES

## BASIC HOUSE / PROPERTY INFORMATION

- Modern Farm House Design
- Looking South Over 50 Acre Reserve
- Completed 2024
- 1.5 +/- Acres
  - 2 Stories w/ Finished Lower Level
    - 8400 SF+/- 1st & 2nd Floors
    - 4230 SF Lower Level
  - 2000 SF Second Floor & Roof Top Timbertec® 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
  - 2 Fireplaces
  - 18' X 56' Heated Saltwater Pool, Spa & Pool House
  - All Weather Tennis Court
  - 3-Car Garage w/ Hydronic Radiant Heat
  - Taxes: N/A

## FIRST FLOOR

- Massive 11' Custom Designed Pivot Entry Door
- 2 Story Entry Foyer w. Coat Closets
- Impressive 1 Story Floating Steel Staircase w.
  - Floating Rift & Quarter Sawn White Oak 5"
  - Concealed Tread Lighting
  - Brush Nickel Custom Handrails Built into Glass
- An Additional 4 Story Back Custom Staircase
- Great Room w/ 80" Linear Gas Fireplace w/ Stone Surround
- Large Format 40" x 40" Porcelain Tiles
- Entire First Floor Hydronic Radiant Heat
- Kitchen (See Details Below)
- Family Room w/ See Thru to Kitchen 60' Flare Linear Gas Fireplace
- Formal Dining Room
- Study/TV Room/ Office
- Jr Primary Suite w/:
  - Full Bath w/
    - Dual Sinks
    - Stunning Vanity to Ceiling Backsplash
    - Shower w/Floating Bench
    - Water Closet
    - Backlit Linear Shower Niche
  - Sitting Area
  - Walk In Closet
- Powder Room
- Mud Room
- Laundry Room w/
  - 1 Electrolux 27" Washing Machine
  - 1 Electrolux 27" Dryer/steam
- 3 Car Garage w/ Hydronic Radiant Heated Floors

## KITCHEN DETAILS

- Gary Ciuffo Custom Cabinetry
- Eat-In Kitchen with:
  - Caesarstone/Quartz Counter Tops
  - Large Center Island
  - All Interior Cabinetry Auto Illuminate and Undercounter Lighting
  - Food Pantry
  - Julien Smart Station Sink Collection
  - 2 36" Gaggenau Refrigerator / Freezer
  - Undercounter Drawer Micro Oven Wolf/Viking
  - Wolf 60" 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
  - Coffee Station
  - Sub zero Undercounter Beverage Center Den
  - Wolf 54 Hood Pro Wall
  - Main Kitchen Cabinetry Hood Insert
  - 2 24" Dishwashers
  - Chefs Prep Kitchen w/
    - 48" Gaggenau Refrigerator/Freezer
    - 24" Fisher - Paykel Dishwasher

## SECOND FLOOR

- 1140 SF Timbertec® Decking with Glass Railings
- 8" Rift Sawn White Oak-Stained Hardwood Flooring
- Primary Bedroom Suite with:
  - Walk-In Closet
  - Access to Front & Back Decks
  - Sitting Room
  - Bathroom with:
    - Radiant Heated Floors/WiFi Controlled
    - Dual Sinks,
    - Full Size Porcelain Slabs
    - Shower w/Floating Bench & Backlit Linear Niche
    - Water Closet
    - Linear Shower Drains with Curbless Shower
- 5 Additional Bedroom Suites with:
  - Full Bath
  - Walk In Closets
  - 2 w/ Access to Deck
  - Linear Shower Drains with Curbless Shower
- Laundry Room w/
  - 1 Electrolux 27" Washing Machine
  - 1 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
- Separate Wellness Center
  - Steam Room
  - Gym Area
  - Massage/Yoga/Pilates Room
- Powder Room
- Full Size Laundry Room w/Sink and Cabinetry
- Staircase to Outside
- Ample Room to Add:
  - Golf Simulator,
  - Bowling Alley
  - Sauna

## OUTDOOR AMENITIES

- Covered & Open Patios
- 850 SF Roof Top Timbertec® Decking. Providing For Expansive Views Over Reserve w. Sonos and Lighting
- 18' x 56' +/- Heated Salt Water Pool w/
  - Lighting
  - 8' x 8' Spa with Rimless Design & Multi-Jet Massage Package
  - Custom Stone Coping to Match 40" X 40" Matching Pavers
- 240 S/F +/- Pool House Offers
  - Cantilever Overhang Trellis,
  - Full Bathroom
  - Changing Room
- Non-Slip Pavers that Match Interior Tile
- Century Built All Weather N/S 55' x 110' Tennis Court w/ Stone Walls
- Required Code Fencing
- Ample Lawn for Backyard Activities
- Trellis Covered Outdoor Living Room
- Pool Cabana
- Outdoor Kitchen w/
  - Lynx 42" Profession Built In Grill
  - Marvel 24" Outdoor Stainless Steel draws and Door
  - Lynx Double Side Burner

## CONSTRUCTION / 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 w/ Beautiful Grain Depth.
- Fleetwood Floor to Ceiling Windows & Doors
- 2000 square Feet of Sustainable Timbertec® Decking
- Black 15" Kynar Standing Seam Aluminum Roof Panels
- 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
  - Have Large Format Porcelain Tiles
  - Caesarstone/Quartz Vanities
  - 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, 80" Flare Linear Gas Fireplace
  - Kitchen/Family Room 6' 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
- 1000 Gallon Propane Tank
- Central Vacuum
- Alarm/ Home Protection System Includes
  - 3 Control Pads,
  - Water Sensors
  - Heat & Fire Sensors
- 400 Amp Electrical Service
- Whole House Internet
- Control4 Home Automation
- Sonos Sound System Including All Interior Common Spaces & Outdoors
- 56' Heated Gunite Pool w/ Spa & Lighting
- 22 + 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





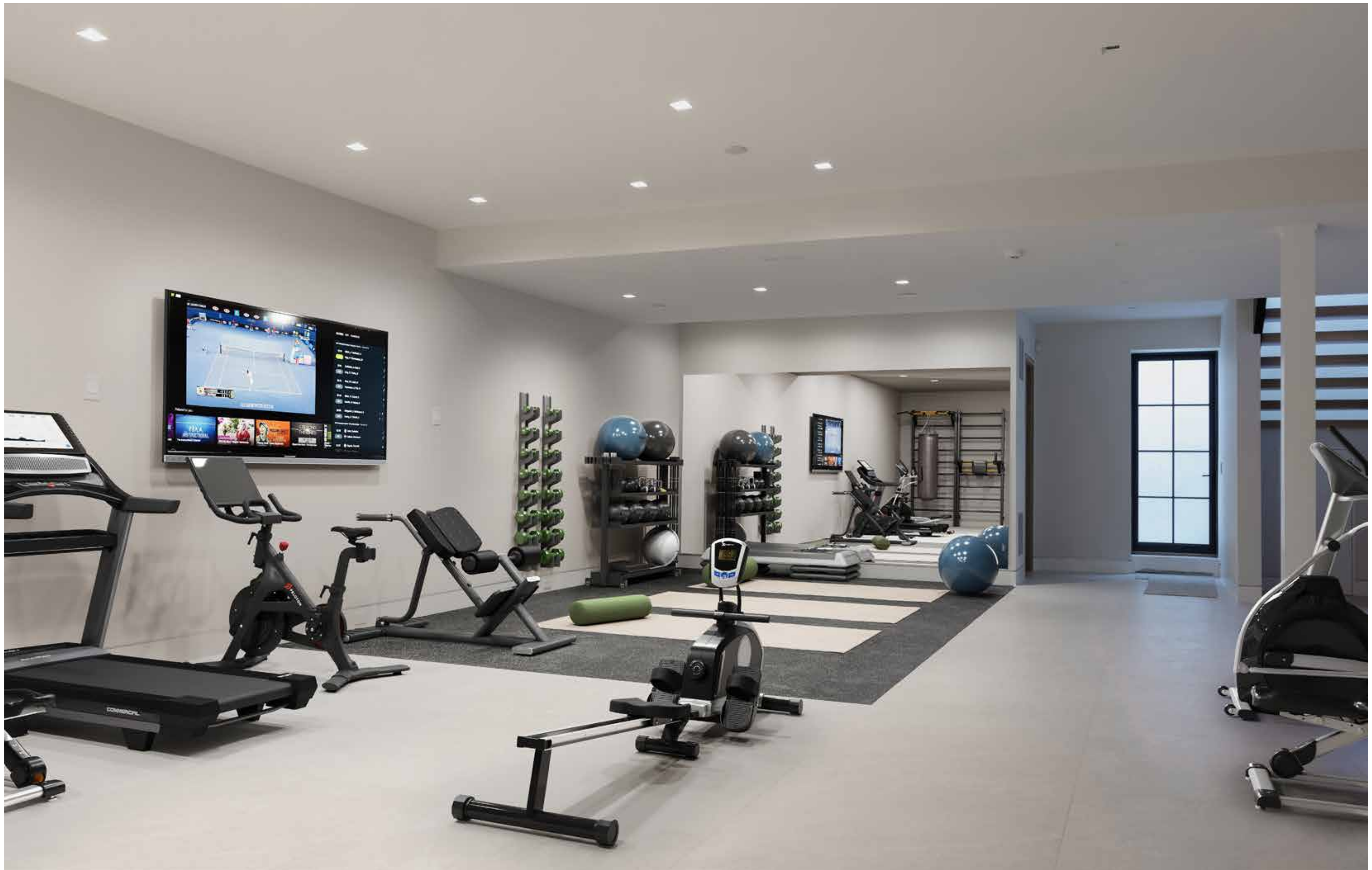






















First Floor

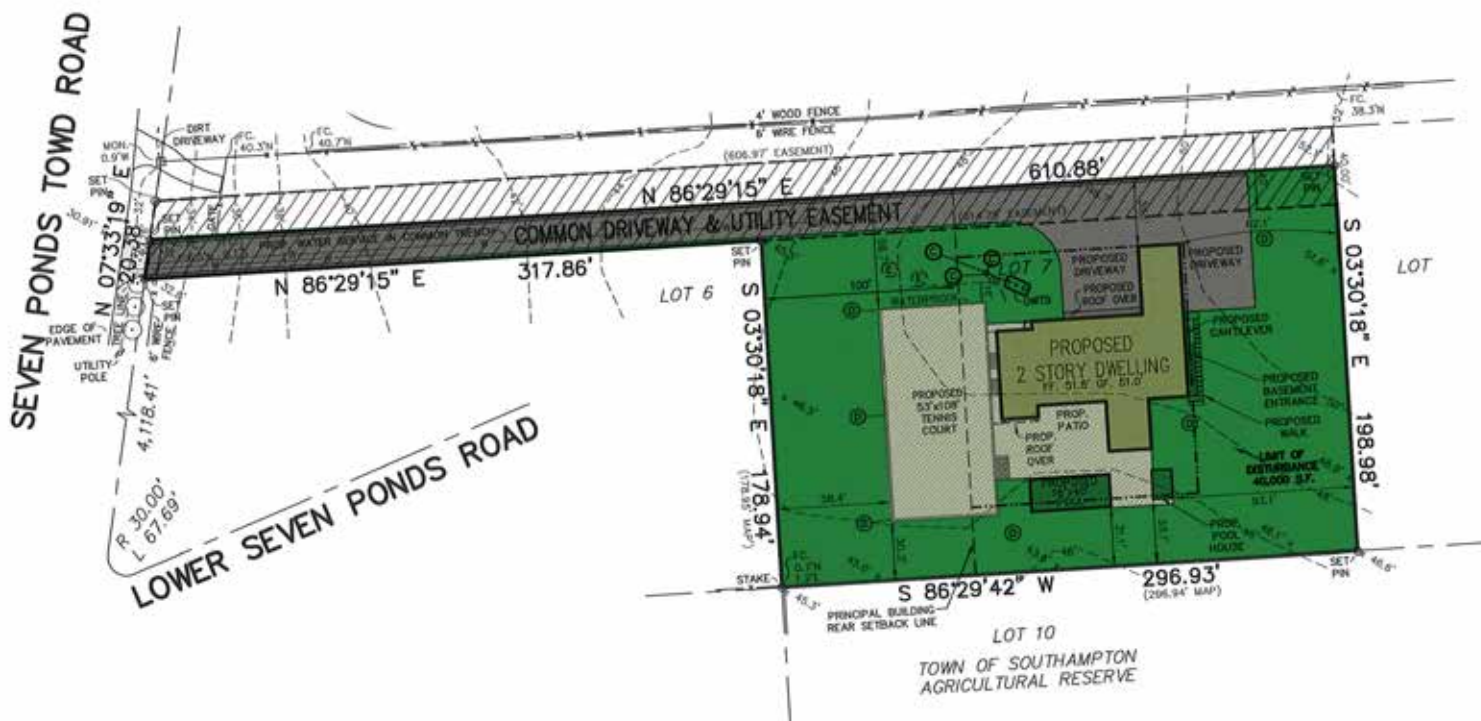


Second Floor



Lower Level





## 394 Seven Ponds Towd Road, Water Mill

1.50 Acres / 12,600 SF+/-

9 Bedrooms / 9 Full Bathrooms / 2 Half Bathrooms

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

For more pictures, video and info visit:

[myhamptonhomes.com/898435](http://myhamptonhomes.com/898435)

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