

Luxe Waterfront Estate on Mecox Bay

54 Cobb Isle Road, Water Mill



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LUXURIOUS EUROPEAN INSPIRED VILLA AWAITS ON MECOX BAY

Water Mill. Remember waking to the warmth of an Aegean sunrise or watching the first light dance across the turquoise waters of a secluded Mediterranean cove as the outside world disappears, time slows, and life feels beautifully uncomplicated. That same feeling awaits on the shores of Mecox Bay. Occupying one of Water Mill's most coveted waterfront settings on prestigious Cobb Isle, this extraordinary estate evokes the effortless elegance of a private European seaside resort while delivering one of the Hamptons' most exclusive waterfront lifestyles. Looking south across Mecox Bay toward the Atlantic Ocean beyond, every room is immersed in an ever-changing panorama of water, sky, and light. Hidden behind stately gates, the estate spans 1.3 impeccably landscaped acres with over 325 feet of direct waterfront. Designed by architect John Himmelsbach, the residence encompasses approximately 7,300 square feet of European-inspired architecture with six bedrooms, nine baths, expansive terraces, and a heated three-car garage. A dramatic soaring limestone foyer finds Venetian plaster walls and a gracefully curved staircase, establishing a tone of understated sophistication. Walls of glass dissolve the boundary between indoors and out, ensuring that the bay remains the focal point from nearly every principal room. A spectacular living room centers on a floor-to-ceiling limestone fireplace, while an intimate family room, richly paneled study, and elegant entertaining spaces flow seamlessly toward expansive terraces overlooking the water. The kitchen is equally suited to quiet mornings and lavish entertaining, featuring handcrafted cabinetry, a host of professional appliances and a walk-in pantry. Every space naturally extends outdoors, where sea breezes and spectacular sunsets become part of every meal. Occupying its own private wing, the primary suite rivals those found in Europe's finest boutique hotels. Separate sitting and sleeping chambers, each warmed by its own fireplace, open toward sweeping bay views and private terraces. A personal gym, refreshment area, multiple custom dressing closets, and an extraordinary spa bath featuring radiant heated floors, steam shower, Jacuzzi, dual vanities, and custom Italian etched marble complete this remarkable sanctuary. An adjoining room with full bath offers flexibility. Four additional ensuites bedrooms, together with a fifth functioning as a separate staff suite, provide exceptional accommodation. Outside, the estate transforms into a world-class private resort. A 20-by-40-foot heated Gunite pool finished in shimmering Murano glass tile is embraced by over 1,500 square feet of limestone terracing. Integrated into the residence, the 500 sq ft pool pavilion functions also as both elegant family room and guest retreat, complete with radiant heat, lounge, dining area, full bath, and a fully equipped secondary kitchen. Mature specimen landscaping, architectural lighting, integrated sound, and intimate garden spaces create an atmosphere equally suited for lively gatherings or peaceful solitude. The waterfront itself offers an increasingly rare lifestyle. With the potential for a private dock, owners can step directly from the property onto a boat, paddleboard, kayak, or jet ski and explore Mecox Bay before continuing to Flying Point, Scott Cameron, or Mecox Beach. Equally compelling are the property's grandfathered non-conforming zoning rights that allow setbacks, sightlines, and a relationship with the water that simply could not be replicated today. Every sunrise feels like the beginning of a long-awaited holiday, every afternoon invites life on the water, and every sunset reminds you why extraordinary places become part of who we are. There are homes that impress, and there are homes that define an era of your life. 54 Cobb Isle offers both, a feeling you've been searching for all along, as if every arrival were a page from a Slim Aarons masterpiece, and every day was worthy of its own photograph. **WEB# 934242**







PROPERTY DETAILS & AMENITIES

BASIC HOUSE / PROPERTY INFORMATION

- Updated Euro Design
- Looking South Over Mecox Bay
- Completed 2003/Renovated 2008
- 1.3+/- Acres
- 2 Stories
- 7300 ft² 1st & 2nd Floors
- 400 SF Upstairs Terracing
- 6 + Bedrooms
- 9 Full Bathrooms
- Stucco Exterior
- 3 Fireplaces
- 20’ X 40’ Heated Pool
- Ingenious Integrated Pool House/ Family Room
- Gated Entry
- 3-Car Garage w/ Heat, A/C & Running Water
- HOA: 2,500 Annually
- Taxes: 25,000 +/-

FIRST FLOOR

- Massive 10’ X 4’ Custom Entry Door
- 2 Story Entry Foyer w/ Limestone Floors
- Impressive Curved Staircase w/ Iron Railings
- Additional Back Staircase
- Coat Closet
- Pool Pavilion / Family Room (See Details Below)
- 4 Guest Suites w/
 - o Full Bathroom
 - o Closets
- Housekeeper Suite
- Laundry Room w/
 - o Dual Washers | 1 w/ Steam Function
 - o Dual Dryers
- 3 Car Garage w/:
 - o Ceramic Tiles
 - o Heat & Air Conditioning
 - o Water
 - o Drain
 - o Room for Car Lift

SECOND FLOOR

- 400 +/- ft² Terracing
- Hardwood Flooring
- Living Room w/ Dramatic Floor to Ceiling Limestone Wood Burning Fireplace
- Informal Living Room
- Wood Paneled Study
- Kitchen (See Detail Below)
- Primary Bedroom Suite with:
 - o Multiple Euro Style Closets
 - o Gas Fireplace in Sitting Room
 - o Gas Fireplace in Sleeping Chamber
 - o Access to Terrace
 - o Gym
 - o Refreshment Area
 - o Bathroom with:
 - Radiant Heated Floor
 - Dual Vanities
 - Double Shower w/ Steam
 - Water Closet w/ Bidet
 - Custom Italian Etched Marble
 - Jacuzzi
 - o Attached Room w/ Full Bath Which Could Be:
 - Snoring Room
 - Nursery
 - Office

KITCHEN DETAIL

- Granite Counter Tops
- Large Center Island
- Food Pantry
- 1 German Franke Sink
- Viking Refrigerator
- Undercounter Viking Microwave
- DSC 36” 6 Burner Gas Range w Oven Underneath
- DCS Hood Pro Wall
- Viking Undercounter Wine Cooler
- Miele Dishwasher
- Undercounter & Cove Lighting
- Custom Cabinetry by Tedd Wood-

POOL PAVILION/FAMILY ROOM

- Integrated Pool Pavilion/Family Room with:
 - o 500+ ft²
 - o Radiant Heat
 - o Living Area w/ Couches & TV
 - o Dining Area
 - o Full Bath
 - o Kitchen w/
 - LG Refrigerator
 - Miele Dishwasher
 - Microwave
 - Sink
 - Center Island
 - DSC 30” 4 Burner St

OUTDOOR AMENITIES

- 20’ X 40’ Heated Gunitite Pool Overlooking Mecox Bay with:
 - o Murano Gass Tile
 - o 1500 +/- ft² Limestone Pool Patio
- Gated Entry
- Lush, Mature Landscaping & Gardens
- 1500 +/- ft² Pool Patio
- Outdoor Lighting
- Outdoor Shower
- Exterior Sound System

CREATIVE

- Renowned Builder Jim Naples
- Architecture by John Himmelsbach
- Landscape Design by Susan Wilsinski















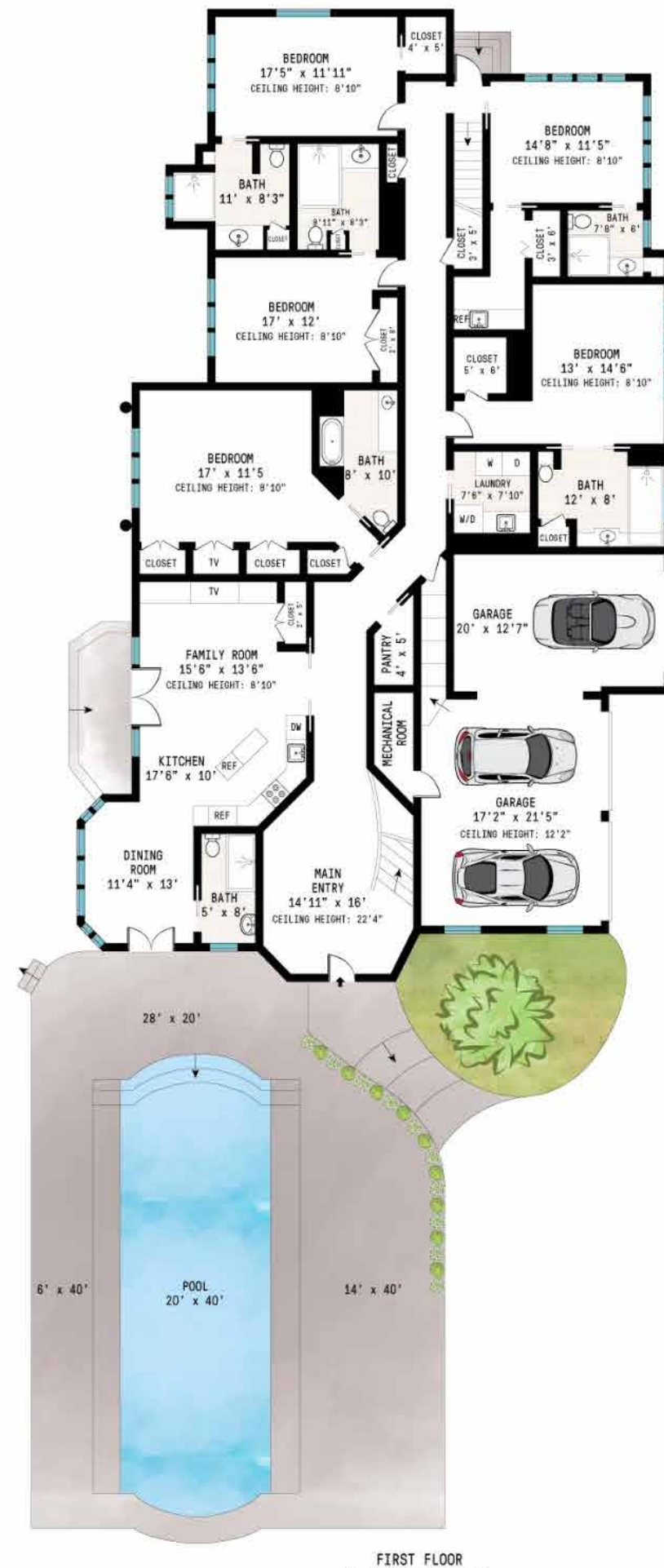














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