

Water Mill South Estate Bordering Reserve

167 Montrose Lane, Water Mill



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corcoran

Property Details / Amenities / Features

- Traditional
- Built 2012
- South of the Highway
- 1 Acre
- Abuts 17 Acre Reserve
- Cedar Shingle Exterior
- 8,500 Square Feet
- 7 Bedroom
- 8 Bathroom
- 4 Fireplaces
- Gas Hot Air Heat
- Central Air
- Town Water
- Heated Gunite Pool
- Spa
- 2 Car Garage
- Stone Driveway
- Builder: Farrell Building Company

First Floor

- Double Height Entry Hall
- Great Room w/ Fireplace & Coffered Ceiling
- Living Room with Fireplaces
- Eat-In Kitchen
- Formal Dining Room
- Powder Room
- Jr. Master Bedroom w/ Fireplace
- Jr. Master Bathroom
- 2 Car Garage

Second Floor

- Master Bedroom w/ Fireplace
- Master Bedroom Private Balcony
- Master Bathroom with Soaking Tub
- 4 Guest Bedroom Suites each with Bathroom

Lower Level

- Recreational Room
- Play Room
- Media Room
- Wine Cellar
- Guest Bedroom
- Guest Bathroom
- Gym
- Mechanical Room

First Floor



Front Exterior

WATER MILL SOUTH CUSTOM FARRELL BUILT ESTATE BORDERING RESERVE

Water Mill. Ocean and bay breezes will reward the fortunate buyer nimble enough to claim a newly listed 7 bedroom traditional deep in Water Mill South embraced by 17 acres of reserve. Custom built for an exacting owner in 2012 by Farrell Building Co., this nearly 8,500 SF+/- exquisitely furnished retreat on three levels of living space offers a wonderful floor plan with common rooms that include the great room under coffered ceilings and an informal living room, both adorned by fireplaces. The sensational, sun drenched eat-in kitchen transitions wonderfully to the intimate formal dining room. A guest master suite with fireplace, a powder room and a two car garage complete the first floor. Upstairs the master wing including fireplace, private balcony overlooking the reserve and luxurious bath, reigns over 4 guest bedrooms, all with baths ensuite. A fully finished basement offers more than 2,500 SF+/- including recreational areas, billiards room, gym, media room and staff quarters. Outside, the broad covered and uncovered patios overlook the heated Gunite pool, spa and outdoor kitchen all set within extensive slate patios and framed by expansive lush lawn with views to the expansive agricultural reserve. Close to everything that makes the Hamptons a world class destination, this quintessential East End estate awaits your preview today.

WEB# 111320



Rear Exterior



Great Room with Fireplace



Double Height Entry



Great Room with Fireplace



Living Room



Kitchen



Formal Dining Room



First Floor Jr. Master Bedroom



First Floor Jr. Master Bathroom



Powder Room

Second Floor



Master Bedroom



Master Bedroom



Master Bathroom

Lower Level



Guest Bedroom



Guest Bathroom



Guest Bedroom



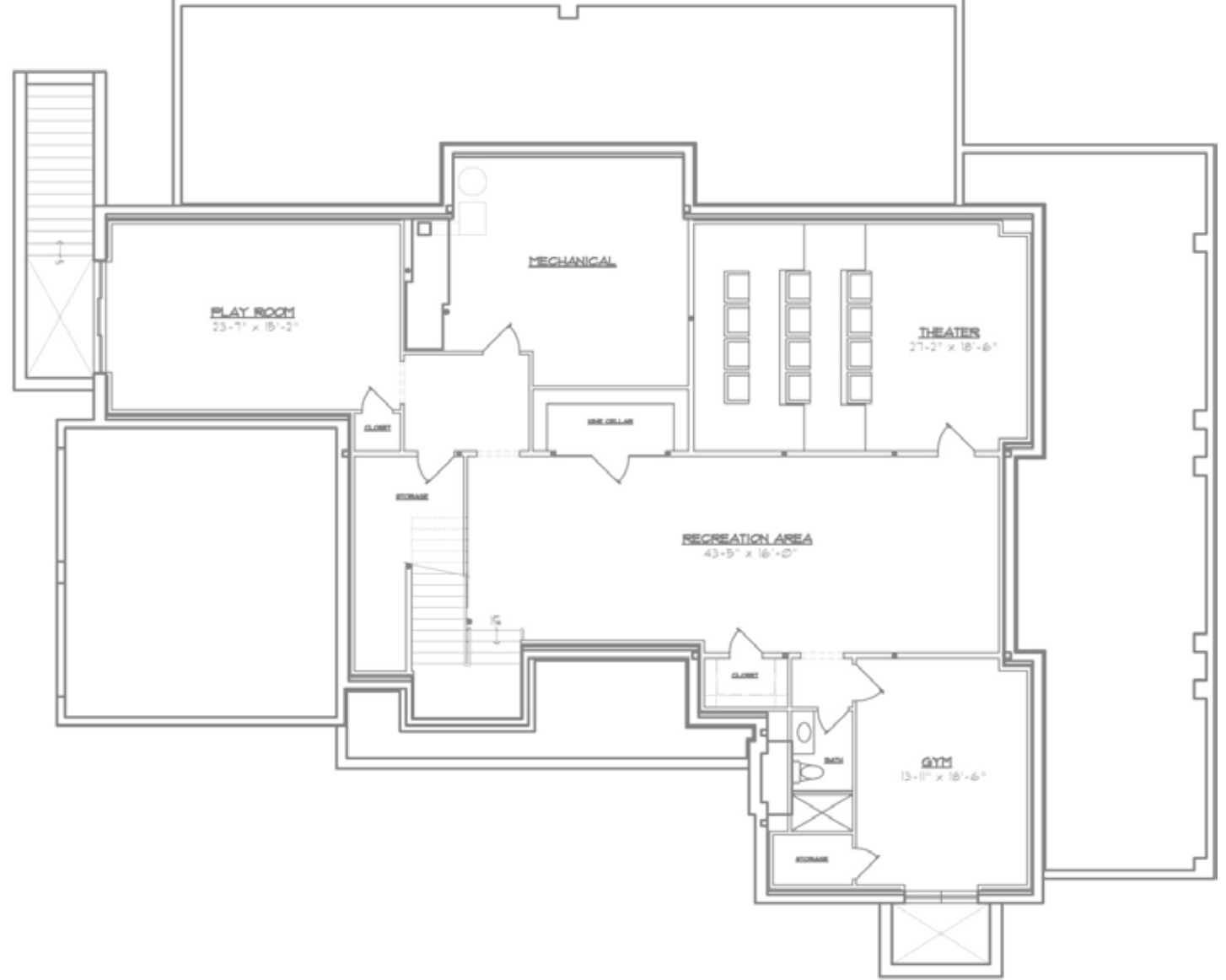
Guest Bathroom



Guest Bedroom



Guest Bathroom



Second Floor Landing



Recreational Area & Wine Cellar



Gym



Covered Porch



Outdoor Kitchen



Reserve



Rear Exterior



Outdoor Kitchen



Aerial View



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



\$9.95M

167 Montrose Lane
Water Mill

1 acre / 8,500 SF+/-
7 bedrooms / 8 bathrooms

Tax Map: 0900-103.00-01.00-016.000

For more pictures, video and info visit:
myhamptonhomes.com/111320
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