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*100 Year Old Waterfront Home
Creates Sweet, Lasting Memories
on Mecox Bay.*



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A Century Old Waterfront Home In The Hamptons Combines Luxury, Style And Charm To Create Sweet, Lasting Memories on Mecox Bay.

By: Gina Samarotto







PROPERTY

Regardless of what's trending in today's new construction market and despite what noteworthy marvels the hottest, 'au courant' developer might offer; there is something about a period home that seems to give a good, old fashioned tug at the heartstrings.

For those who prefer the warm patina of aged oak to the modern gleam of stainless steel, a vintage home isn't merely a place to live... it's a treasure trove of memories waiting to happen. And few places embrace that sentiment more thoroughly than Water Mill. A perpetually desirable neighborhood within New York's Hamptons community; Water Mill is the kind of place that never loses its familial warmth, its charm – or its value. Rather, like so many other things with intrinsic beauty; the laid-back elegance of this coastal enclave seems to just get better with age.

Case in point - a certain exquisite, century old charmer overlooking Mecox Bay.

Built in 1904 by architect W.E. Brady, the Georgian-style home is an iconic, timeless classic in a coveted setting. Offering a lifestyle set within an idyllic community and against breathtaking views life on the bay also means, according to lifelong Hamptons resident and power broker Tim Davis, "water sports year round from motor boating and jet skiing in the summer to ice boating in the winter". With its classic good looks, sweeping views and vistas, the estate conjures up images of sandy dunes and nodding hydrangeas. It's a location that brings to mind sweet memories of summers spent on the water and winters spent around the fire.

Of the many enticements this particular home has to offer, one that is especially noteworthy is her ability to deliver wonderful surprises before guests reach the front door. Up a long, tree lined gravel drive, visitors arrive at what may be the estate's most unique – not to mention endearing – feature. Flanked by entry gates, a four-story water tower stands regal sentry to the property. The cedar shake clad, obelisk-like beauty with its pristine white trim and neatly manicured gardens is a serendipitous addition to the home. "The water tower is currently used as a guest house, a folly if you will," explains Davis. He goes on to describe, "An interior staircase winds to three levels of living space up to a roof top observatory deck." While it may no longer be called into utilitarian duty for the estate, it's clear that the tower is still very much appreciated and admired for its ability to generate a surplus of charm.

Tucked away just beyond the entry gates and tower, against the mesmerizing Mecox Bay is the main home. Graceful and elegant, the residence is skirted with generously deep, welcoming verandahs designed to offer perfect vantage points from which to drink in the sea air and soak up the mesmerizing views. Adorned with columns and beautiful leaded windows, ornate pediments and balusters original to the building; the architecture of the home is as captivating as the scene that surrounds her.

PROPERTY



At over 8,000sf, the main home is sprawling with rooms designed to welcome large gatherings. Past the front doors and through a grand, double storied entry foyer are the living and dining rooms. Both offer inviting fireplaces to cozy up to during fall and winter and each affording access to the spectacular water views and surrounding scenery via elegant porches. Also on the main level one will find the breakfast room, powder rooms, full bath, butler's pantry, household office and mudroom as well as a telephone room, – the latter a lovely, endearing nod to the home's gracious, vintage charm. While several major improvements have been made to the home over the years, including the addition of a central air conditioning system and elevator, it's abundantly clear that the original integrity of the home, its charm and history, has been well preserved.

The main floor of the home is also the location of a singularly impressive kitchen. Featuring a six burner Garland stove with stainless hood, dual sinks, two dishwashers, double ovens, and multiple warming drawers as well as a SubZero refrigerator, a griddle and salamander; the kitchen is the huge heart of this home. Sized and equipped to once again underscore how truly well suited she is for welcoming large gatherings of family and friends.









The second floor boasts a master suite with water views, walk in closet, and a spacious master bath. Three additional ensuite bedrooms and a sitting room with an inviting porch overlooking the bay round out the level. On the third floor is the fitness room and home office. The dedicated staff wing of the home has two additional bedrooms and bathrooms plus a kitchen, laundry, sitting and dining rooms.

For even larger gatherings, there is an additional guesthouse on the property opposite the all weather, brick walled tennis courts. Featuring five bedrooms and 4 ½ baths the guesthouse elevates the property even further, taking it from being simply a home to a full fledged family compound. Holidays at the beach, anyone?

While the thought of spending the winter holidays enjoying the amenities of this grand home with family and friends is heady to say the least, the virtues offered by the estate and its grounds during the summer months are spectacular as well. In addition to having a private boat dock and more than 500 feet of waterfront to call its own, the home also has a tennis court where you can bring those friendly rivalries to fruition. Meticulously groomed gardens and a large heated pool, surrounded by an expansive brick deck complete the outdoor area. It's a veritable luxury summer camp, all contained within six lush acres.

The property has been in the hands of the current owner for more than three decades, making its appearance on the market today a rare opportunity. Currently being offered at \$38,500,00, for further information please contact Tim Davis of The Corcoran Group 631-702-9211 / 516-356-5736 / tgDavis@corcoran.com

