

38  
COBB ISLE ROAD  
WATER MILL  
NEW YORK



*Secluded, Aman-inspired waterfront property in Water Mill with exceptional features and amenities.*







SET ON JUST UNDER AN ACRE, THIS PRIVATE WATERFRONT  
ESTATE FEATURES OUTSTANDING VIEWS OF MECOX BAY





## 38 COBB ISLE ROAD

WATER MILL, NEW YORK

38 Cobb Isle offers a rare opportunity to live at one of the most secluded waterfront locations in Water Mill. Set on just under an acre, this private waterfront estate features outstanding views of Mecox Bay. The property features an Aman-inspired backyard, living and entertaining spaces, which capture the ultimate in peace and tranquility. The gardens feature a serene man-made pond and extensive terraces which are shaded by beautiful pergolas. The large cleared front yard on the water side leads way to the property's private dock, which provides the opportunity to boat to some of the Hampton's most notable beaches, with quick access to Scott Cameron Beach, Flying Point Beach, and Mecox Beach.

This exceptional house was designed by Southampton-based architect, Mark C. Matthews Architecture, exhibiting their celebrated style of unique Hamptons waterfront homes. Recently renovated in 2015, the home is generously spaced over 6,150 +/- square feet, apportioning six bedrooms and six full and two half bathrooms. The interior is characterized by a clean, neutral color palette, which is contrasted by an elegant use of natural materials. The home features attractive shades of wood in the custom cabinetry, staircase, and window frames, and a commanding use of stone around the several fireplaces. Exceptional levels of natural light are drawn into the home from the double-height ceilings in the kitchen area and the large windows throughout.

Designed to offer the ultimate year-round indoor/outdoor living, the home features a large enclosed pool area to the rear, and a 600 +/- square foot screened-in porch at the front, offering a picturesque casual dining space overlooking the water. The expansive pool area covers 1,200 +/- square feet and features sheer walls of glass, which are retractable by the push of a button. The poolside patio includes a spa with a relaxing waterfall feature, a lounge area with a fireplace, and a theatre set up with surround sound, creating a one of a kind viewing experience.

The home has a casual elegance, maintaining a strong sense of relaxation and comfort, and is punctuated by state-of-the-art fixtures and finishes. The open-concept design is perfect for the contemporary lifestyle and offers great spaces for entertaining. The modern double-height kitchen is open to the great room and designated formal dining area, acting as a vibrant central hub. The property includes a gym area with a full bathroom above the detached two-car garage which can also be utilized as a guest suite.

The property perfectly balances the elegance of luxury design with the desire for a casual, beach lifestyle. This idyllic retreat is close to the area's beaches and villages, providing convenient access to Bridgehampton and Southampton both equidistance away.

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[#38CobbIsleRoadWaterMill](#)





## FRONT EXTERIOR

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This exceptional house was designed by Southampton-based architect, Mark C. Matthews Architecture, exhibiting their celebrated style of unique Hamptons waterfront homes. The front yard is totally cleared with ample lawn space.



# FEATURES & AMENITIES

38 Cobb Isle Road, Water Mill, NY

**\$10,450,000** EXCLUSIVE WEB ID: 55606

## OVERVIEW

- Waterfront on Meyer Pond with Access to Mill Creek and Mecox Bay
- Water Views from Nearly Every Room
- .91 Acres
- Recently Renovated in 2015
- 6,150 SF+/-
- 6 Bedrooms
- 6 Full and 2 Half Bathrooms
- 7 Gas Fireplaces
- Indoor Heated Gunite Pool with New Jandy System and Separate Spa with Water Fall Feature
- 2 Car Garage with Kitchenette and Upstairs with Exercise Room and Full Bath (Optional Guest Suite)
- Private Dock
- Manicured Landscaping
- Private Man-Made Pond

## FIRST LEVEL

- Foyer with Powder Room
- Open-Concept Kitchen and Dining Area with Double-Height Ceiling, Custom Lighting, Fireplace, Viking Range, Sub-Zero Refrigerator, and Sliding Glass Doors Leading to Enclosed Pool Area
- Enclosed Pool Area with Heated Pool and Spa, Lounge Area, Fireplace, Movie Screen Projector that Drops Down, and Electric Sliding Doors that Completely Open Bringing the Outside in
- Living Room with Fireplace and Doors to Screened-In Porch
- Screened-In Porch with Dining Area and Fireplace
- Office Area with Powder Room
- 2 Guest Suites

## SECOND LEVEL

- Recreational Area, Can be Made Into Master Sitting Room, or Office
- Sitting Area with Fireplace
- Front Terrace with Water Views
- Master Suite with Walk-In Closet, Fireplace, Black Out Shades, Two Sunroofs with Shades, and Water Views Through Oversized Bay Windows
- Master Bathroom with Radiant Heat, Tub, Glass Enclosed Shower, and Water Closet
- Laundry Room
- Two Guest Suites, One with Terrace, One with Oversized Bay Windows
- Two Separate Rear Terraces

## LOWER LEVEL

- Laundry
- Storage and Mechanical Space

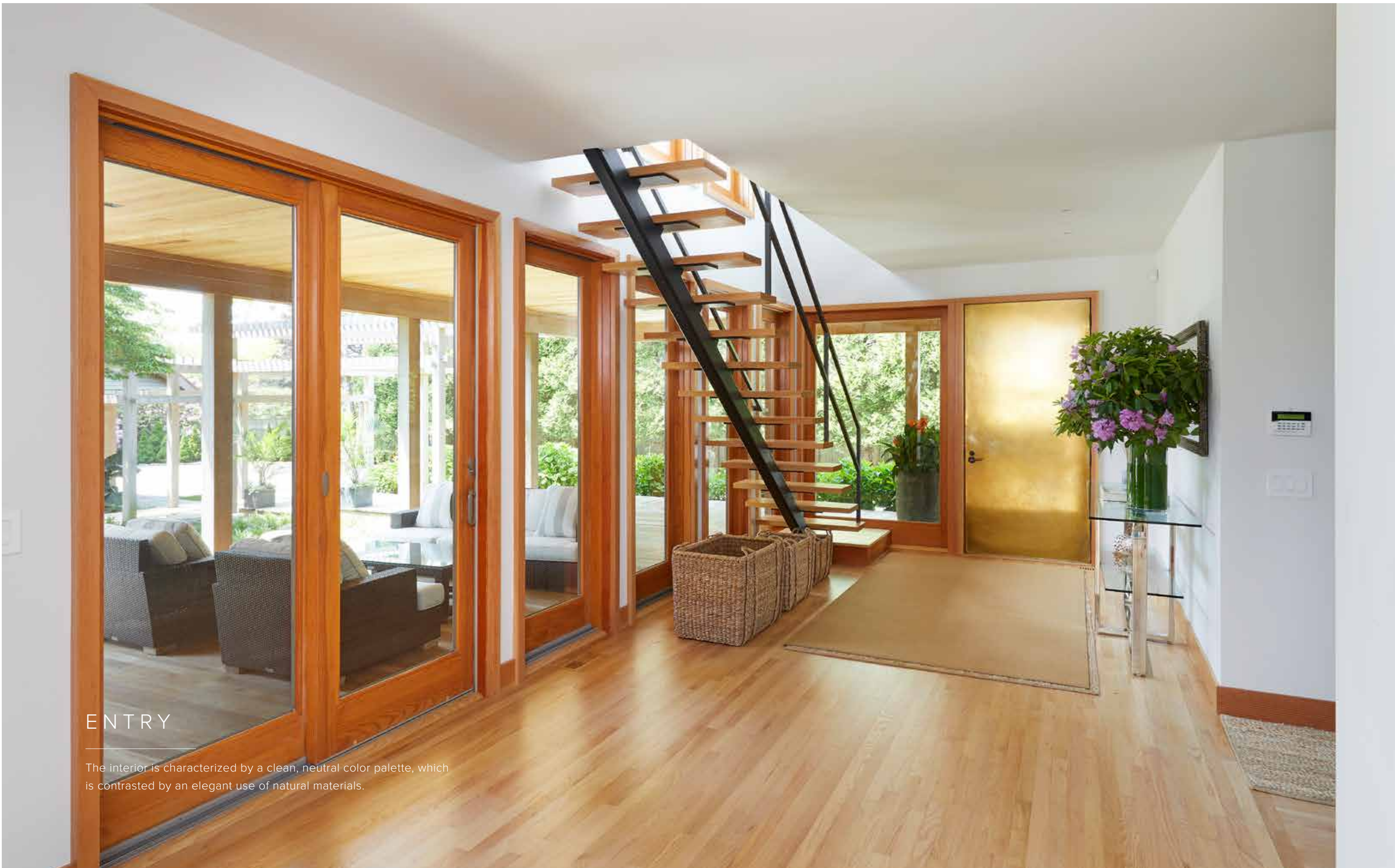
## RENOVATION DETAILS + FINISHES

- Automatic Blinds Through Out
- Refinished Floors Through Out
- Sidewall Shingles and Roof Shingles Made of Western Red Cedar
- Panoramah Windows and Doors
- Insulated Fixed Pane Windows in Master Bedroom and Master Guest
- Refinished Pool with Pebble Tech Finish and All Glass Tiles in Jacuzzi
- New Pool Jandy System Capable of being controlled Remotely
- House Approximately 90%+ Rewired to Accommodate New AV System, Sonos, TV's LED Lighting, Motorized Shades, Projector Screen in Pool Area, New Outlets/Switches Throughout Entire House etc
- Replaced All Existing Recessed Light Fixtures with Trimless Square LED Fixtures Including Exterior and Inside Closets
- All New Surface Mounted Lights Throughout (Designed by Architect) Large Bronze Ceiling Fixture, Metal Powder Coated Fixture Over Desk and Wall Sconces
- Motorized Solar Panel Shades in All Waterfront Bedrooms, Living Room, Gym and Office Skylights (Additional Blackouts Bottom-up in Waterfront Bedrooms)

- New Aspen Wood Walls and Ceiling in Pool Area
- Radiant Heat in Place for New Office Area

## MECHANICAL

- Nest Thermostat System
- Geothermal HVAC System
- Property Converted to Natural Gas
- Natural Gas Generator
- Closed Loop Geothermal System
- All New HVAC Equipment Throughout
- Solar panels (Above Garage) Can be Accessed Remotely Through Sunny Portal App
- Nest Thermostats Throughout- can be Controlled Remotely
- Tensui Water Filtration System (Whole House)
- Quality Air Certified Whole House Duct Cleaning and Sanitization
- Updated Security System



# ENTRY

The interior is characterized by a clean, neutral color palette, which is contrasted by an elegant use of natural materials.





## INDOOR/OUTDOOR DINING

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Designed to offer the ultimate year-round indoor/outdoor living, the home features a 600 +/- square foot screened-in porch at the front, offering a picturesque casual dining space overlooking the water.





## KITCHEN

The open-concept kitchen and dining area feature double-height ceiling, custom lighting, fireplace, viking range, sub-zero refrigerator, and sliding glass doors leading to enclosed pool area.





## DINING AREA

The modern double-height kitchen opens up to the great room and designated formal dining area, acting as a vibrant central hub.











## INDOOR POOL + SPA

The expansive pool area covers 1,200 +/- square feet and features sheer walls of glass, which are retractable by the push of a button. The poolside patio includes a spa with a relaxing waterfall feature, a lounge area with a fireplace, and a theatre set up with surround sound, creating a one of a kind viewing experience.







## LIVING ROOM

The living room features attractive shades of wood window frames, and a commanding use of stone around the fireplace.





## SUN ROOM

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## OFFICE AREA

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## GUEST SUITES

Two guest suites can be found situated on the first level.

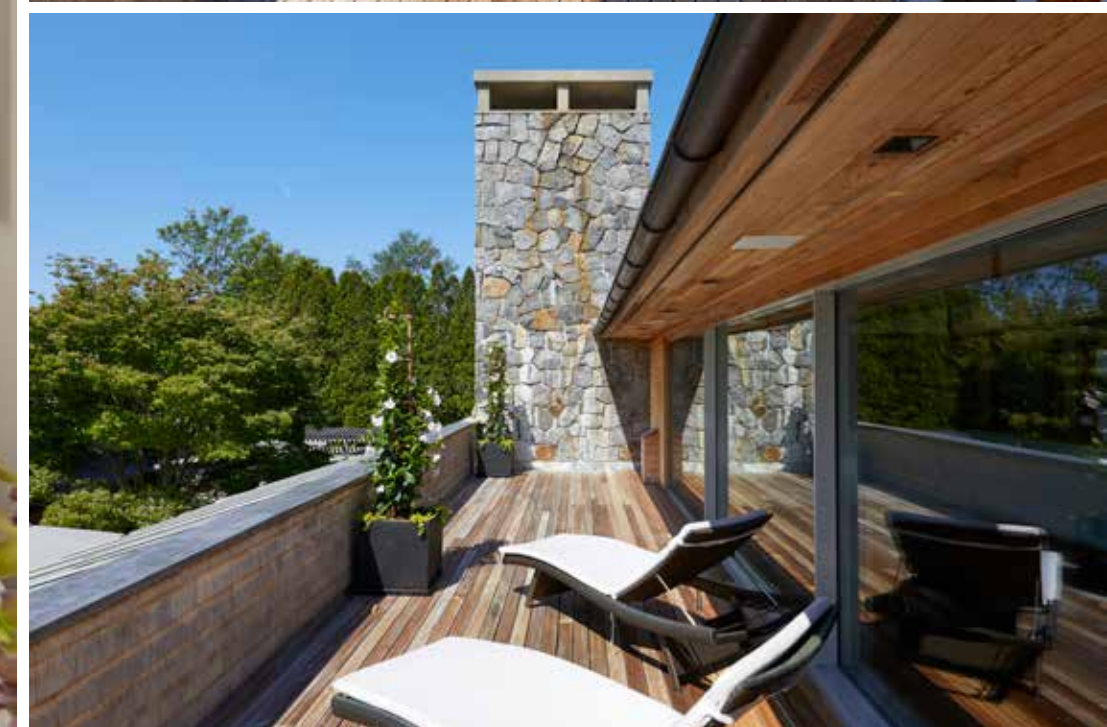


# SECOND LEVEL

The opulent master suite, sitting room, recreational room, laundry room, north and south terraces and two additional guest suites can be found on the second level.







## SITTING AREA

The sitting area features a terrace overlooking the extravagant aman-inspired back exterior.





## MASTER SUITE

The master suite is complete with a walk-in closet, fireplace, black out shades, two sunroofs with shades, and water views through the oversized bay windows. The master bathroom features radiant heat, a tub, glass enclosed shower, and water closet.



## GUEST SUITES

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## PRIVATE GYM AREA

The property includes a gym area with a full bathroom above the detached two-car garage which can also be utilized as a guest suite.





# FRONT BALCONY

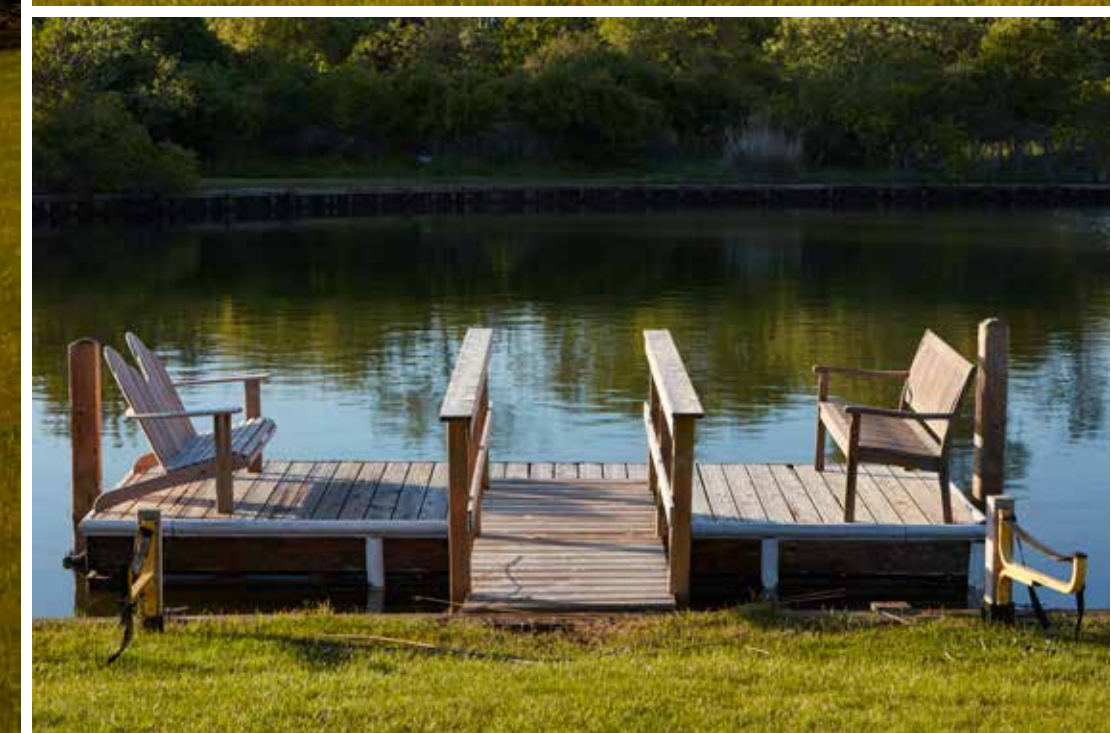
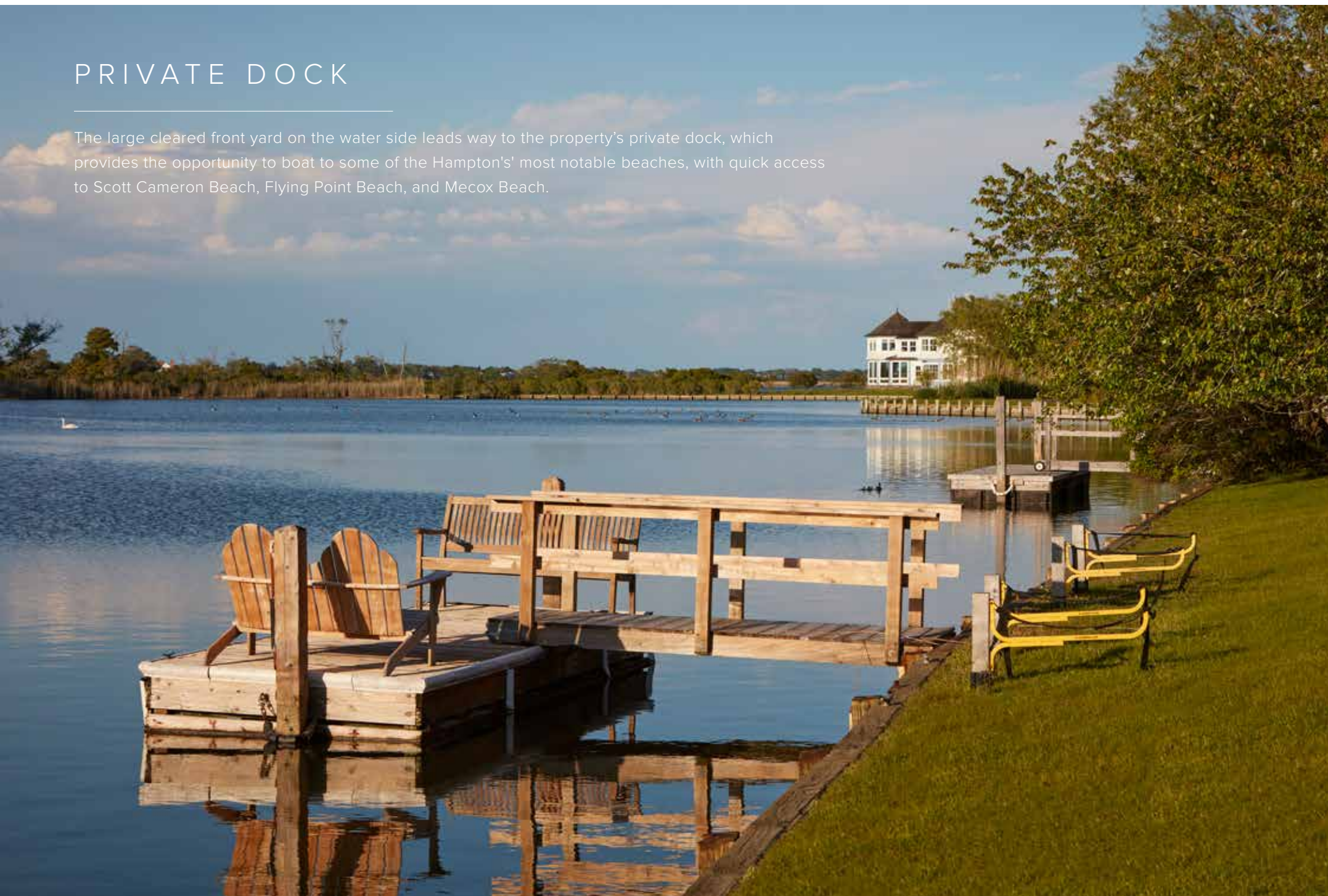
This private waterfront estate features outstanding views of Mecox Bay.





## PRIVATE DOCK

The large cleared front yard on the water side leads way to the property's private dock, which provides the opportunity to boat to some of the Hampton's' most notable beaches, with quick access to Scott Cameron Beach, Flying Point Beach, and Mecox Beach.



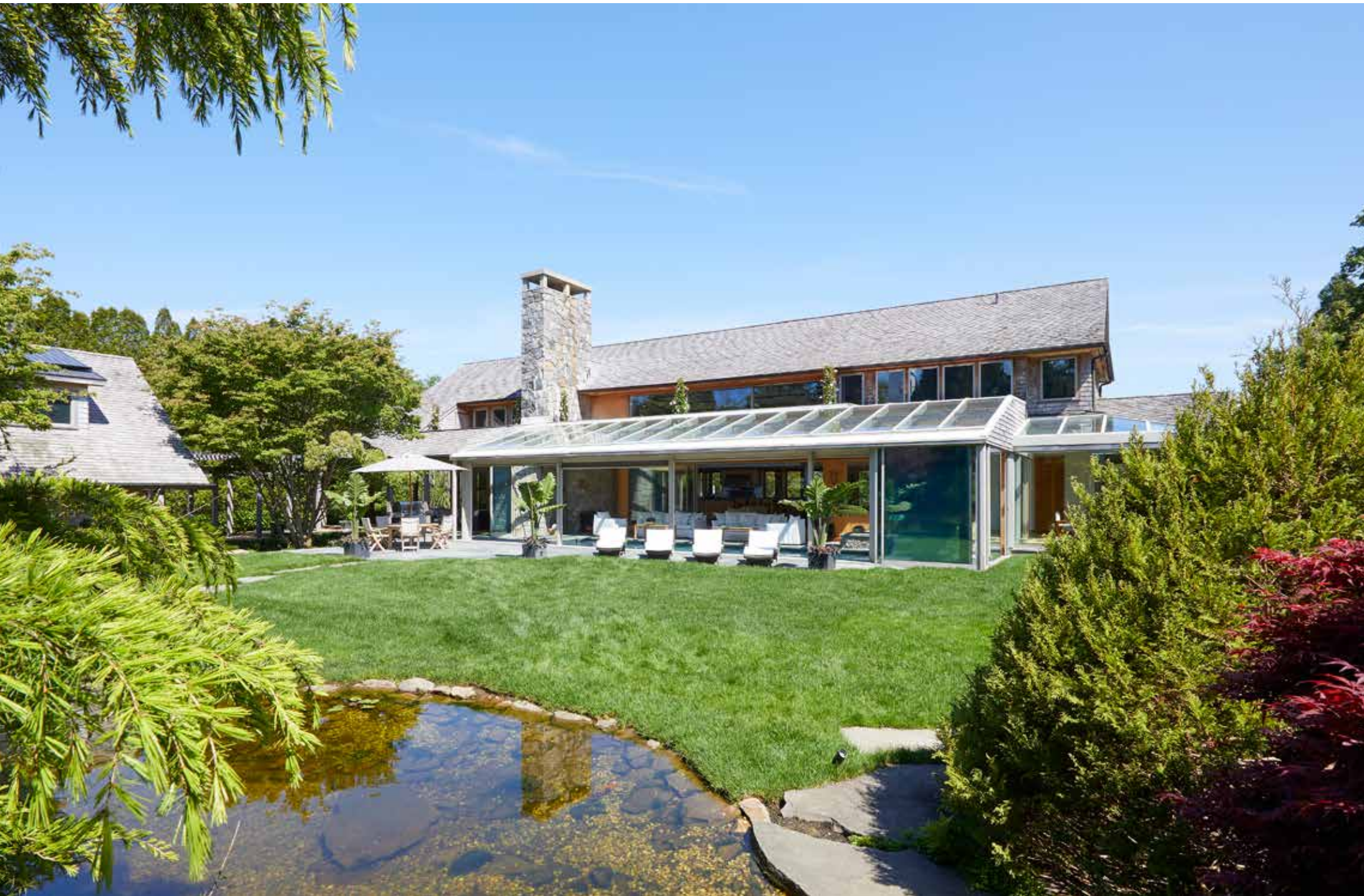


## BACK EXTERIOR

The Aman-inspired backyard is the perfect space for entertaining. Featuring multiple terraces and a dining area shaded by beautiful pergolas, a lounging area, lawnspace, and a serene man made pond.









## AMAN-INSPIRED LIVING

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The property features an Aman-inspired backyard, living and entertaining spaces, which capture the ultimate in peace and tranquility. The gardens feature a serene man-made pond and extensive terraces which are shaded by beautiful pergolas.













## LOCATION

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38 Cobb's private dock provides the opportunity to boat to some of the Hampton's most notable beaches, with quick access to Scott Cameron Beach, Flying Point Beach, and Mecox Beach.

This idyllic retreat is close to the area's beaches and villages, providing convenient access to Bridgehampton and Southampton both equidistance away.





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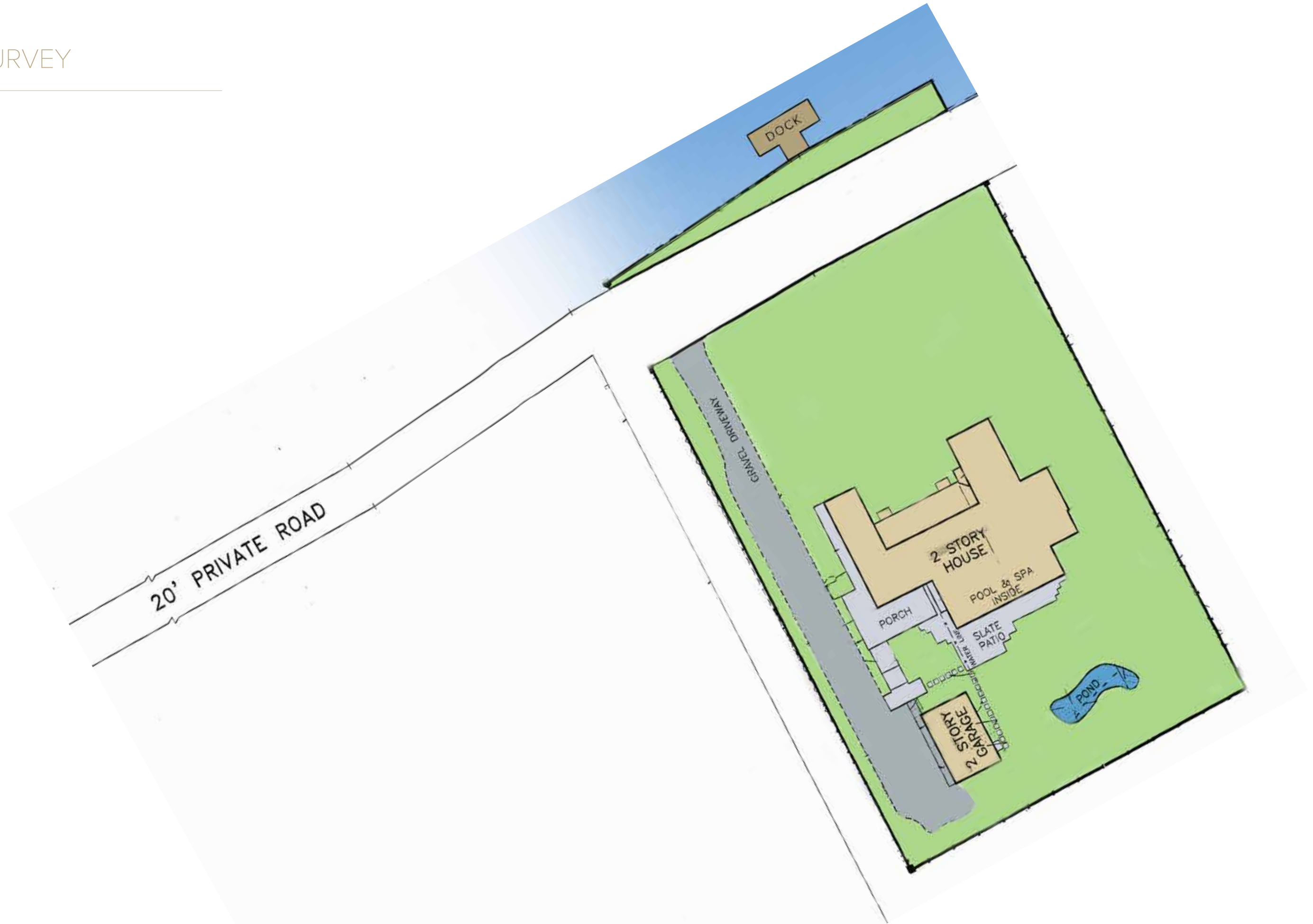
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SURVEY





38 COBB ISLE OFFERS A RARE OPPORTUNITY TO LIVE AT  
ONE OF THE MOST SECLUDED WATERFRONT  
LOCATIONS IN WATER MILL







*BESPOKE*<sup>™</sup>  
R E A L E S T A T E

FOR MORE INFORMATION, PLEASE CONTACT  
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