

NINE FIFTY ONE
FLYING POINT ROAD
WATER MILL, NEW YORK



BESPOKE[™]
REAL ESTATE



MODERN WATERFRONT LIVING

This ultra-modern estate truly represents a one-of-a-kind opportunity to experience the apex of indoor/outdoor living in one of the most exclusive waterfront locations in the Hamptons. This nearly 3-acre property has come to life from the owners creative vision of a sophisticated modern estate, with the help of top industry leading professionals; premier builder Sage Wood Construction, award-winning Hamptons-based architect Barnes Coy, and Italian designer Massimo Castagna.

THE ULTIMATE IN LUXURY + DESIGN
MEET MODERN DAY LIVING IN THIS
WATER MILL WATERFRONT ESTATE



PANORAMIC WATER VIEWS

This waterfront estate offers stellar panoramic views of Mecox Bay, Channel Pond, and the Atlantic Ocean, and is just a moment away from Water Mill's most sought after beaches.





ULTRA-MODERN DESIGN

The ultimate in luxury + design meet modern day living in this Hamptons waterfront estate. The house encompasses nine bedrooms, each with private en-suite bathrooms, in a floor-plan which covers 11,000 SF+/- of internal living space, and 4,700 SF+/- of external living space.

The living rooms main living spaces are located on the upper level; generously apportioning a large kitchen, a formal dining room, a living room, an office, a master suite with a private terrace, and a junior master suite. The lower level houses five guest bedrooms, guest quarters, an entertainment room, and a gym. The estate includes a 6 car garage and has an elevator which provides access to each floor.

A bright, neutral color palette accentuates the vivid greens and blues of the expansive water vistas. This forward-thinking contemporary estate is further characterized by a selection of the finest imported materials combined with top-of-the-line appliances, fixtures, and hardware.

THE PINNACLE OF LUXURY DESIGN

Interior designer Massimo Castagna perfectly captures the glory of the surrounding natural setting, with walls of glass which allow an abundance of natural light to fill the home, and serve consistently serene waterfront views from nearly every room in the house.





THIS PROPERTY FEATURES A CUSTOM DESIGNED
INFINITY EDGE HEATED GUNITE POOL, SUNKEN
TENNIS COURT AND PRIVATE DOCK





APEX OF INDOOR/ OUTDOOR LIVING

Designed to offer its residents a lifestyle like no other, the state-of-the-art home takes the indoor/outdoor living concept to the next level.

The outdoor terraces and patios are staged over a series of levels to create numerous spaces to enjoy the sweeping waterfront views. The main level terrace covers a staggering 3,142 SF+/- and enjoys an elevated position attached to the upper level of the house. The terrace includes an outdoor kitchen, ample space for loungers and a large dining set, and features a custom designed infinity edge heated gunite swimming pool. The lower level includes a second terrace attached to the entertainment room and a third terrace with access from two guest bedrooms.

The house perfectly captures the glory of the surrounding natural setting, with retractable walls of glass which allow an abundance of natural light to fill the home, and serve consistently serene waterfront views from almost every room in the house.

This contemporary estate truly represents a one-of-a-kind opportunity to experience the apex of indoor/outdoor living in one of the most exclusive waterfront locations in the Hamptons.



ROOFTOP DECK

The experience of the home culminates on the 810 SF+/- rooftop deck that provides surreal panoramic views of the Atlantic Ocean, Channel Pond and Mecox Bay.



A modern beach house should be built with materials that age well and require minimal or no maintenance. At ground level, a subtle contrast of board-formed and architectural (smooth) concrete provides the structural and visual base of the house. White stucco above is punctured by glazed openings. Horizontal teak siding provides a warm texture as counterpoint to the stark purity of the stucco and glass.

- Barnes Coy Architects

FEATURES & AMENITIES

951 Flying Point Road, Water Mill, NY
\$32,000,000 EXCLUSIVE.

DESIGNED BY
INDUSTRY LEADING
PROFESSIONALS

SAGE WOOD
CONSTRUCTION
BUILDER

BARNES COY
ARCHITECTS
ARCHITECT

MASSIMO CASTAGNA
INTERIOR ARCHITECT

OVERVIEW

- Waterfront
- Ocean, Pond & Bay Views
- Less than 1/4 Mile to Ocean
- 2.86 Acres
- Dock
- Ultra-Modern - New Construction
- Interior Space: 11,000 SF+/-
- Exterior Space: 4,700 SF+/-
- Garage Space: 1,968 SF+/-
- Storage Space: 2,513 SF+/-
- 9 Bedrooms
- 11 Full and 3 Half Baths
- Rooftop Deck with Panoramic Ocean and Bay Views
- Custom Waterfall Infinity Edge Pool
- Elevator Servicing all 4 Levels
- Walls of Glass
- Top-of-the-Line Appliances and Hardware
- Selection of the Finest Stones and Marble Imported from Italy
- Indoor Outdoor Living
- Multiple Entertaining Spaces
- Sunken Tennis Court
- Outdoor Kitchen
- Gym with Full Bath & Sauna
- 6 Car Garage

MAIN LEVEL

- Kitchen
- Formal Dining Room
- Laundry Room
- Office with Powder Room
- Living Room with Powder Room
- Master Suite Featuring Two Walk-in Closets, Two Wet Closets, and Private Terrace
- Jr. Master Suite with Walk-in Closet and Full Bathroom
- Outdoor Patio with Outdoor Kitchen and Heated Gunite Pool

LOWER LEVEL

- Guest Quarters with Kitchenette, 2 Bedrooms with Walk-in Closets, and Full Bathrooms
- Foyer with Powder Room, and Mudroom
- 5 Additional En-Suite Bedrooms
- 2 Bedrooms with Built-in Closets and Full Bathrooms
- 2 Bedrooms with Built-in Closets, Full Bathrooms, and Terrace
- 1 Bedroom with Walk-in Closet and Full Bathroom
- Gym with Full Bathroom and Sauna
- Entertainment Room with Bar Area, Game Area, Living Area, and Terrace Overlooking Pool

GROUND LEVEL

- 6 Car Garage
- Storage

ROOF LEVEL

- Terrace: 810 SF+/-
- Bar Area
- Terrace Area

EXTERIOR FINISHES

- **MATERIAL:** A Combination of the Following Material was used for the Exterior Walls and Ceilings:
 - Decorative Aggregate Stone
 - Sinai Rigata Stone
 - Padouk with Silver Grey Finish
 - Oscar Ono
- **WINDOWS AND DOORS:** The Exterior Window and Door Systems of the Residence are Lynbrook's SK2 System.
 - 5 Center Pivot Doors Swing Doors
 - 2 Terrace Type Swing Door
 - 8 Sliding Door Packages
 - 8 Manually Operable Windows
 - One Fixed Skylight #20 Approx 17' 8" x 11'
 - One Fixed Skylight #22 Approx 4' x 5'

INTERIOR FEATURES

- **WOOD FLOORING:** 10"+/- White Oak with Silver Grey Finish.
- **STONE AND TILE:** Each Room is Unique, but a Common Thread is Apparent. A Selection of the Finest Stones and Marble were Imported from Italy:
 - Ostuni Spazzolata Stone
 - Madras Grey Porcelain Tile
 - Calcite Blue Stone
 - Sinai Rigata Stone
 - Invisible Gray Stone
- **LIGHTING:**
 - Interior Lighting: FLOS
 - Exterior Lighting: Design Plan, Qtran, Boca Flasher, BK, and Cantalupi.
- **KITCHEN:** Arclinea in Matte Lacquer with Quartzite Worktops

- **INTERIOR DOORS:**
 - Sliding Doors from Rimadesio
 - Lualdi Doors
- **MASTER WALK-IN CLOSET:** Molteni&C Closet with Sliding Doors from Velaria.
- **AV AND CONTROL SYSTEM:** Pre-wired audio visual and home automation systems were installed (ground level, lower level, main level, outdoors).
 - Home Theatre and Projector System
 - Surround Sound System
 - TV Wiring System
 - Shading System
 - AV Foundation/Wi-fi System
 - Camera Surveillance System
 - Control 4 Integration
 - 4 Cameras Installed + 4 Pre-wiring for Additional Cameras
 - HVAC Control System-Thermostats for 8 Zones
 - Floor Heating Control System
 - Door Control System
 - Garage Control System
- **PLUMBING:** Antonio Lupi was used in the Master Bathroom. Laufen, Zucchetti and Inda were used in all Public Spaces.
- **APPLIANCES:**
 - Gaggenau Single Oven
 - Gaggenau Microwave
 - Gaggenau Dishwasher
 - Gaggenau Refrigerator & Freezer
 - Gaggenau Cooktop
 - Miele Washer and Dryer
 - 42" Built in Lynx Grills
- **MECHANICAL:** Heating and Air Conditioning on 12 Zones and a Generator.



FIRST LEVEL

- Living (+Mech. Room): 5,210 SF+/-
Living (-Mech. Room): 5,183 SF+/-
Terrace: 2,457 SF+/-
Pool: 685 SF+/-
- Kitchen
 - Formal Dining Room
 - Laundry Room
 - Office with Powder Room
 - Living Room with Powder Room
 - Master Suite Featuring Two Walk-in Closets, Two Wet Closets, and Private Terrace
 - Jr. Master Suite with Walk-in Closet and Full Bathroom
 - Outdoor Patio with Outdoor Kitchen and Heated Gunite Pool
 - Elevator

UTILITY

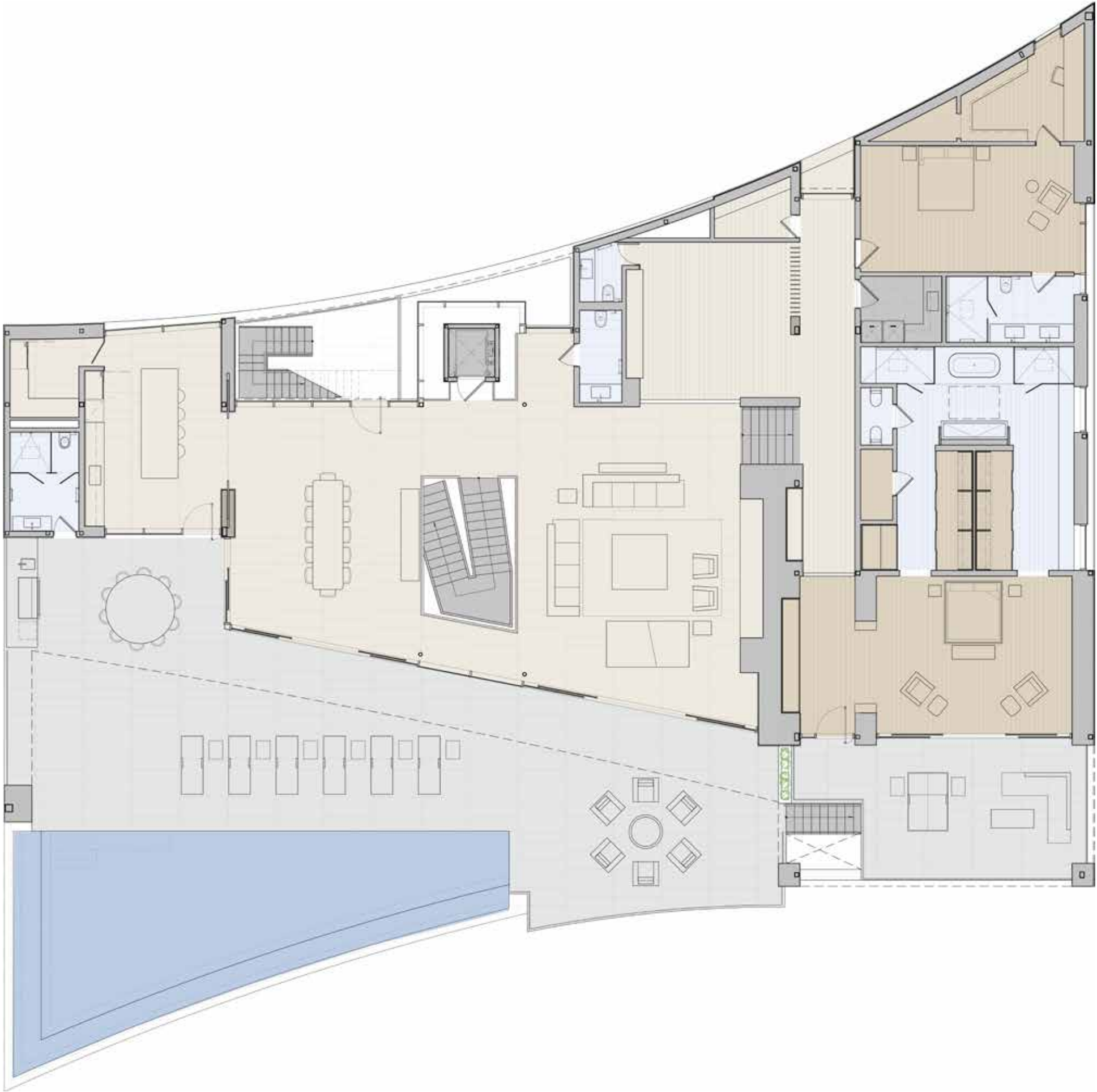
LIVING

BEDROOM

BATH

DECK/TERRACE

GRASS



LOWER LEVEL

- Living (+Mech. Room): 6,466 SF+/-
Living (-Mech. Room): 5,574 SF+/-
Terrace: 744 SF+/-
- Guest Quarters with Kitchenette, 2 Bedrooms with Built-in Closets, and Full Bathrooms
 - Foyer with Powder Room, and Mudroom
 - 5 Additional En-Suite Bedrooms
 - 2 Bedrooms with Built-in Closets and Full Bathrooms
 - 2 Bedrooms with Built-in Closets, Full Bathrooms, and Terrace
 - 1 Bedroom with Walk-in Closet and Full Bathroom
 - Gym with Full Bathroom and Cedar Sauna
 - Entertainment Room with Bar Area, Game Area, Living Room, and Terrace Overlooking Pool
 - Laundry Room
 - Elevator

UTILITY

LIVING

BEDROOM

BATH

DECK/TERRACE

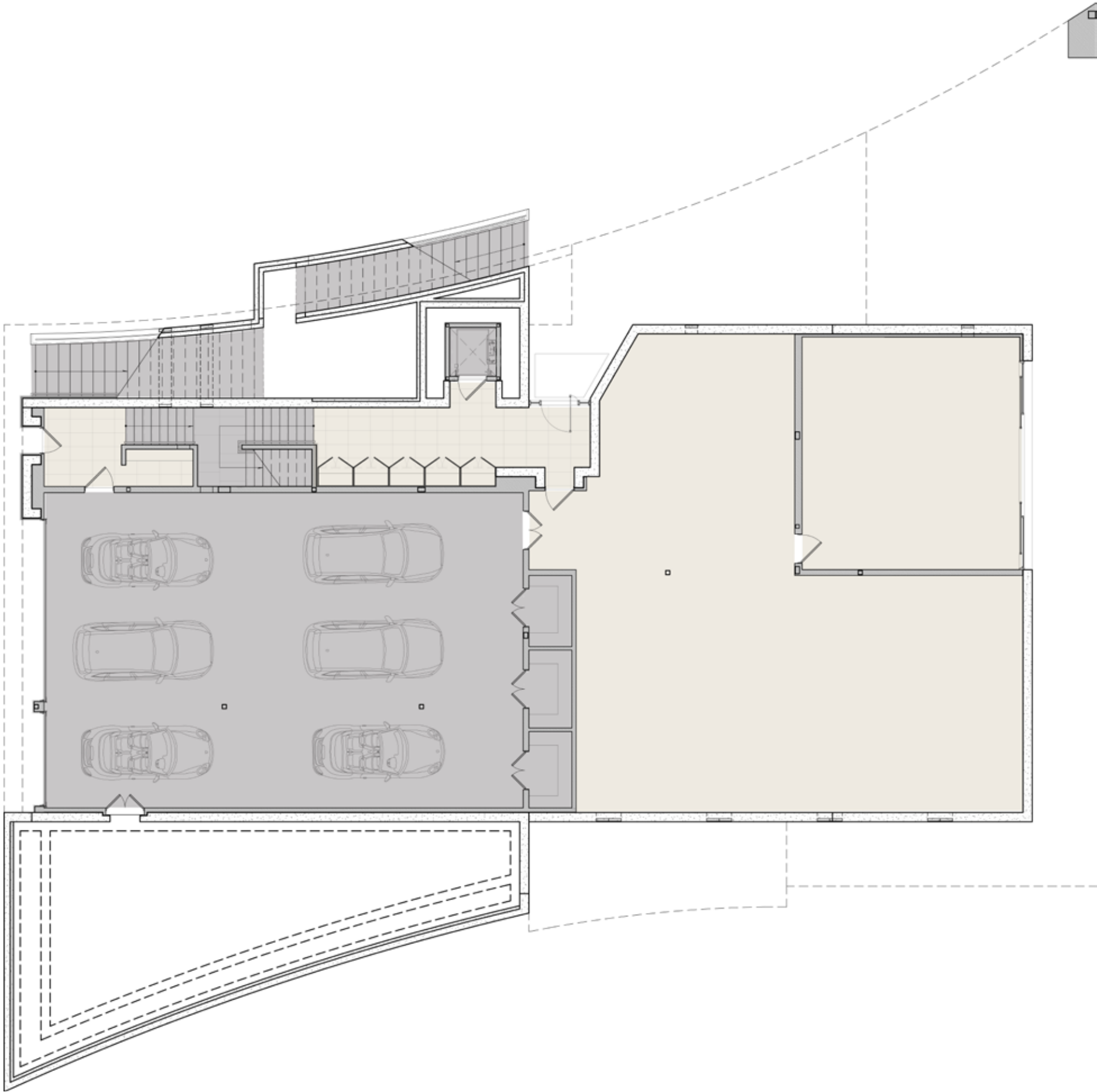
GRASS



GROUND LEVEL

Entry Area: 291 SF+/-
Garage: 1,968 SF+/-
Storage: 2,513 SF+/-

- 6 Car Garage
- Storage
- Elevator



ROOF LEVEL

Terrace: 810 SF+/-

- Bar Area
- Terrace Area
- Elevator

UTILITY

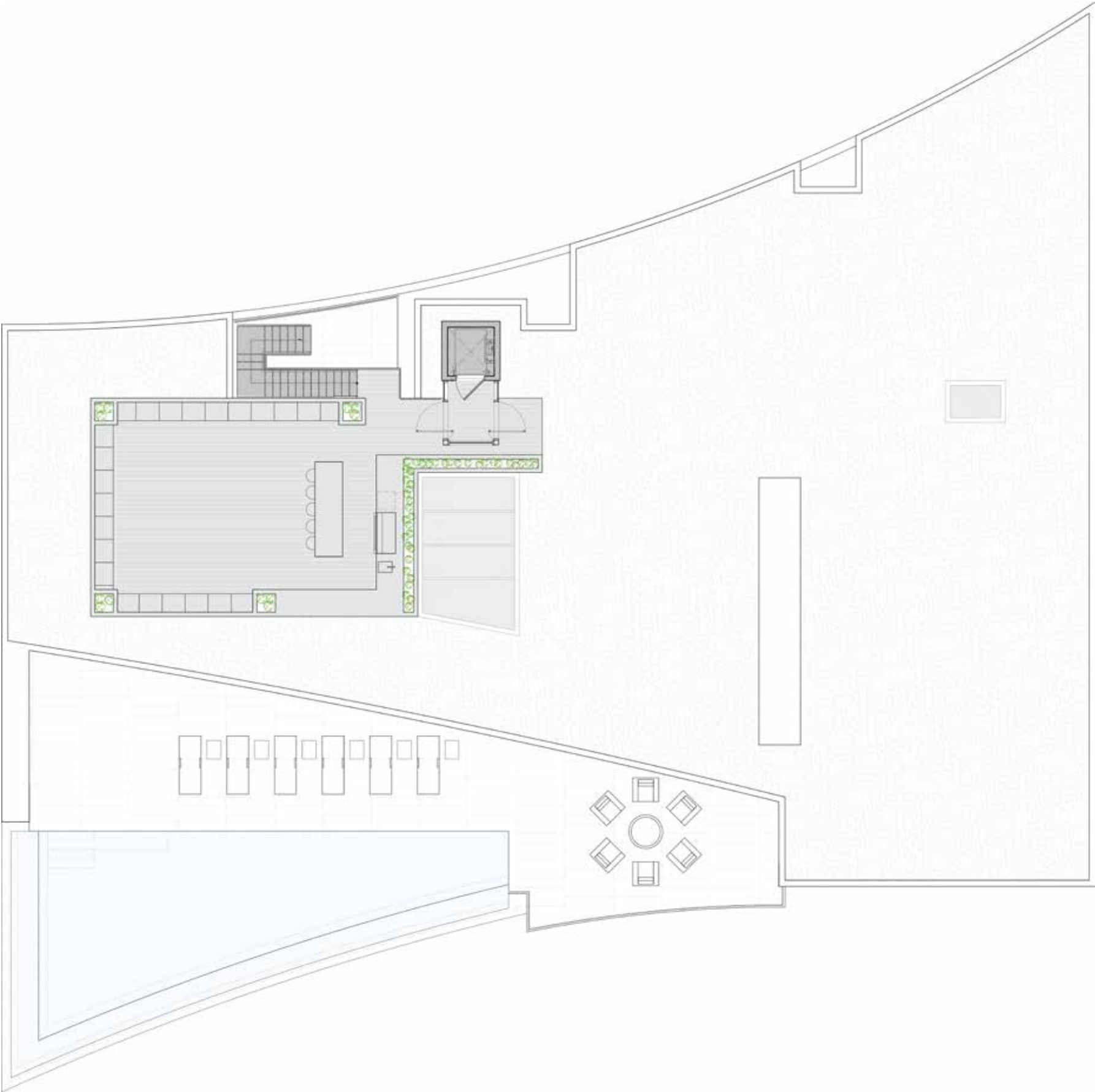
LIVING

BEDROOM

BATH

DECK/TERRACE

GRASS



CHANNEL
POND



SITE PLAN



BUILDER

PREMIER BUILDER SAGE WOOD CONSTRUCTION

SAGEWOODCONSTRUCTION.COM

Douglas A. F. Strabelli formed Sagewood Construction believing that in the world of high-finish construction, where project budgets routinely run well into the millions of dollars and bidders are numerous, standing out is crucial. For Douglas, what truly distinguishes a firm and establishes it among a city's most-sought builders is the ability to establish a trusted reputation. And such a reputation can only be won through relationships with influential clients who return again and again to request one's services. Nearly 100% of Sage Wood's business comes from previous clients or colleagues in the design and building industries. Their repeat clients are testimony to the trust and results achieved in every project.

Douglas makes it the foundation of his business to assure just such relationships with the architects, designers, retailers and luxury homeowners Sagewood serves. Fortrightness is his guiding principle, and he prides himself on his ability to quote all costs up front and bring in his projects at or under budget. Furthermore, he considers no job finished until the client feels absolutely satisfied with the work. To ensure such satisfaction in the shortest possible time frame he routinely gets involved in person at the job site. For the same reason he insists all of Sagewood's work be performed in-house rather than subcontracted. Nor does he believe that the job is finished once the books are closed. Douglas has been known to check back repeatedly throughout a project's installed lifetime, ask how Sagewood's work is performing, and step in to help service and maintain it.

ARCHITECT

BARNES COY ARCHITECTS

BARNESCOY.COM

Barnes Coy Architect’s design philosophy is simple and consistent: forms are generated by the interaction between the site context and the program (ie, requirements) of the client. This interaction always produces an original response that makes a successful project interesting and unique.

The catalyst behind the firm’s success in achieving the highest standard of design is that no one cares more about the project than the Architect. The principals Robert Barnes and Christopher Coy are personally involved in every project—from concept to detailing to construction—to ensure the best realization of clients’ requirements. This is the client’s assurance that good design creates value.

DESIGN OF 951 FLYING POINT ROAD

Barnes Coy Architects looked to the unique characteristics and restrictions of the site for inspiration. The flag-lot driveway and waterfront setbacks determined the basic shape of the building envelope, while the necessity of accommodating spectacular views suggested large areas of glass. The flag-lot requires entering the site on an angle to the front entry façade. BCA used this condition as a design opportunity, creating a front façade that engages a visitor with incremental visual vignettes of the house, beginning with the drive from the gate to the motor court, culminating with walking up the steps to the front door. The flood zone requirement of raising the living levels of the house is given architectural expression by cantilevering the upper floors over a board-formed concrete base, emphasizing the impression that the house is floating above the landscape. The floor plan is driven by orienting spaces toward the views. The main living level is characterized by floor-to-ceiling glass on both the north and south sides, extending the views past the terrace and infinity-edge pool to the ponds and the ocean horizon beyond. The pool is raised to the main living level, increasing the convenience of enjoying the pool as well as dramatically framing the view.





INTERIOR ARCHITECT

MASSIMO CASTAGNA

AD-ARCHITETTURA.COM

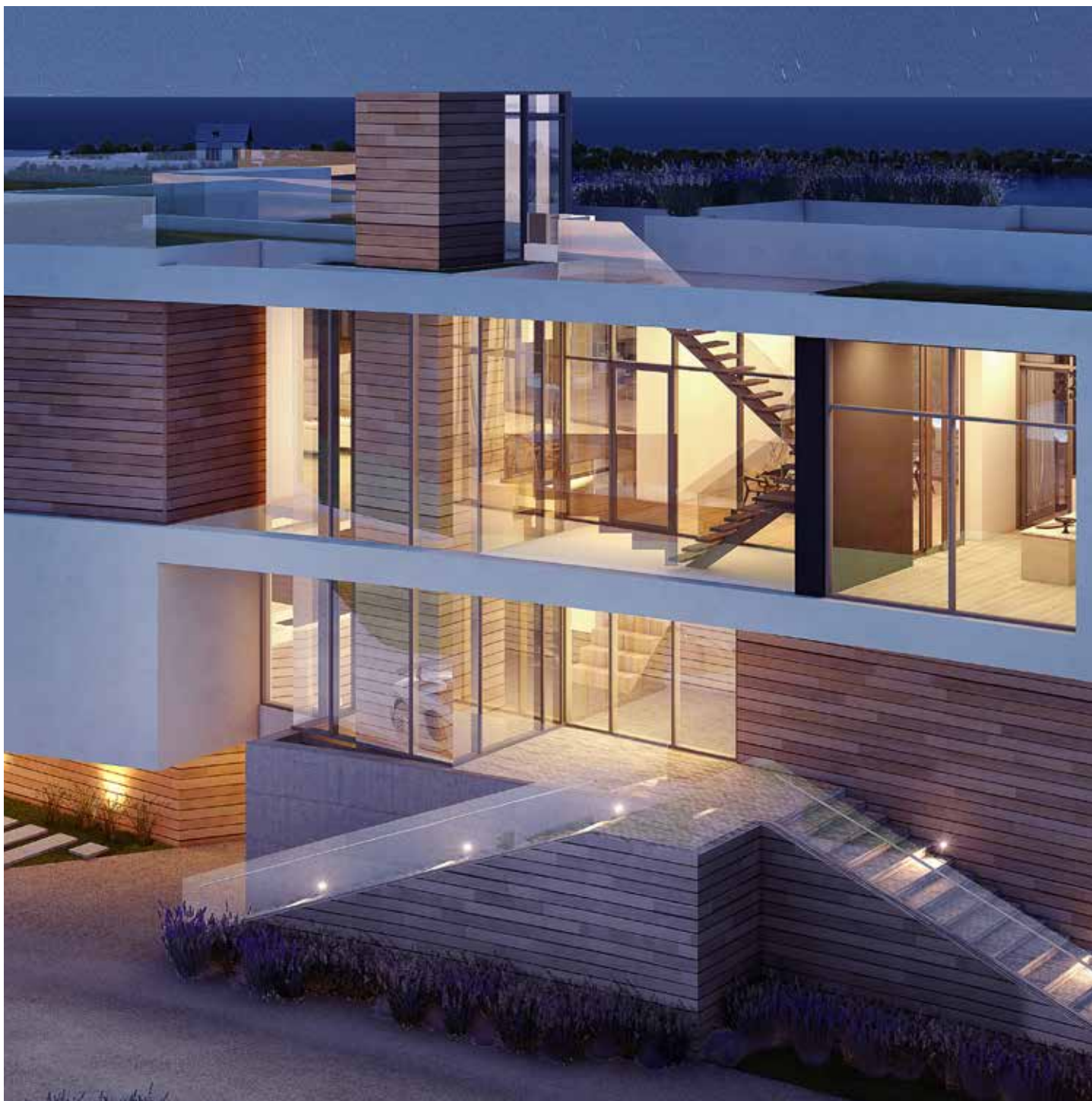
Massimo graduated in architecture in 1984 from Milan Politecnico; he began his professional activities in 1986, founding the studio AD architettura. He has gained considerable professional experience in the field of architecture, residential and commercial buildings, upgrading and conservative restoration, hotels, interior design, art direction and design in the furnishing sector, consultancy, projects and the design supervision of furnishing points-of-purchase.

One of his major creations has been the “Piramide” laboratory the Everest-K2-CNR scientific committee for the Italian National Research Council, which was built in Nepal beginning in 1991 at an altitude of 5050 m., to be used as a high-altitude research laboratory, a project selected for the 18th Milan Triennale.

Design: Ceccotti Collezioni, Minotti armchairs and sofas, Acerbis International, Rossana RB, Gallotti & Radice, Giorgetti, Henge, knIndustrie. Design supervision : Rossana RB (from 2000 to 2006) – (from 2010 to 2014), Roda Interior Garden Design, Ceccotti Collezioni (from 2007 to 2009), Henge (2011 to 2014).

For these companies he has organized: philosophy, identity, product selection, briefings on products and coordinating designers. Creation of working teams: photographers, graphics and coordination of the image – Pre-catalogues, catalogues: concepts, layouts, pagination, set management, communication pages, institutional presentations for Milan Furniture Fair/Eurocucina, international fairs (Kortrijk, Koelnmesse, Valencia, Birmingham, Moscow). Company showrooms, display concepts at points-of-purchase, projects for product sample collections for points-of-purchase.





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R E A L E S T A T E

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