

KILKARE

Iconic Oceanfront Estate

40 ASSOCIATION ROAD, WAINSCOTT



B



ONE-OF-A-KIND OCEANFRONT LIVING

Positioned high overlooking both the Atlantic Ocean
& Georgica Pond with 332' of direct ocean frontage.



PINNACLE LOCATION

Kilkare is sited on 3.42 expansive acres in the renowned
Georgica Association.

ONE OF THE HAMPTONS MOST ICONIC PROPERTIES



PROVENANCE

This Victorian beachfront estate was originally built in 1879 by Connecticut shipbuilders. Kilcare has been home to only two owners, the second of which made extensive renovations during their stewardship.





OCEAN VIEW OUTDOOR AREAS

The wide-spanning outdoor porches offer the perfect setting to simply take in the views of the water and beautiful landscapes, or entertain guests.

Listen to the relaxing sounds of
the waves crashing and feel the
cool ocean breeze throughout this
beachfront home.





Your own private boardwalk will lead you to Wainscott's beautiful sandy beach and Georgica Pond.



SUNRISE TO SUNSET DOUBLE WATER VIEWS

With ocean and/or pond views from nearly every room, this dynamic property offers an array of visual moments in every direction. To the east you can enjoy the sunrise over Georgica Pond, and to the west you can watch the sun set down the endless stretch of beach.





FEATURES & AMENITIES

40 Association Road, Wainscott, NY
\$45,000,000 EXCLUSIVE.

OVERVIEW

- Oceanfront
- Perched on Top of a Dune with Unobstructed Views of the Atlantic Ocean and Georgica Pond
- 332' of Ocean Frontage
- Private Walkway to the Beach
- Located in the Prestigious and Notable Georgica Association
- 3.42 Acres
- Victorian Beachfront Residence
- Ocean Views from Nearly Every Room
- 6,493 SF+/-
- 7 Bedrooms
- 7 Full & 1 Half Bathrooms
- 9 Fireplaces
- Mature Landscaping and Lush Gardens
- Outdoor Meditation Garden with Pond
- Gated Entry
- Heated Pool
- Separate Garden Area with Two Garden Sheds
- Wraparound Covered Porch on the North, East, and Southern Side of the Home
- Optimal Sunrise and Sunset Views

FOLLOW THIS PROPERTY ON INSTAGRAM
#40AssociationRoadWainscott

FIRST LEVEL

- 1,814 SF+/-
- Entry Foyer with Fireplace
- Dining Room with Fireplace
- Kitchen with Island and Fireplace
- Wet Bar/Butler's Pantry
- Living Room with Fireplace and Window Seating
- Office

SECOND LEVEL

- 1,566 SF+/-
- Second Level Landing with Window Seating
- Master Bedroom with Fireplace and Window Seating
- Three Guest Bedrooms

THIRD LEVEL

- 1,092 SF+/-
- Third Level Landing with Window Seat
- Guest Bedroom
- Reading Room
- Family Room
- Study (Optional 8th Bedroom)
- Full Bathroom

LOWER LEVEL

- 2,021 SF+/-
- Full kitchen
- Living room
- Dining area
- 1 bedroom with a full bathroom and 2 closets
- 1 bedroom with fireplace and a full bathroom with a sauna
- Mudroom with ample storage and laundry

INTERIOR FINISHES

- Custom cherry wood ceilings
- Anglo-Indian furnishings
- Sliding carved Cherry pocket doors
- Pumpkin pine floors
- Country kitchen and large serving pantry

EXTERIOR FINISHES

- Stone wall built by Irish masons
- Mature landscaping and lush gardens
- Gated entry
- Heated pool



KILKARE

The 6,493 SF+/- home spans 4 levels, featuring 7 bedrooms and 7 and a half bathrooms. Exquisite details can be found throughout the home, as well as 9 fireplaces, and brand-new furnishings by Meredith Baer.





ENTRY

The entry foyer welcomes you with a visceral ocean experience with cool ocean breezes, sounds of waves crashing and stunning views.

Each room is generous and features its own custom designed ceiling with unique cherry wood detailing. Natural light fills every room through the large windows, highlighting the views of the Atlantic Ocean and Georgica Pond.

Hand-carved cherry wood pocket doors, pine floors, extensive built-ins, ocean view landings, and more enhance the allure of this classic home.



The living room features a fireplace, window seating and access to the wraparound porch.



LIVING ROOM



DINING + KITCHEN

Adjoining the living room is the large dining room featuring a fireplace. The kitchen offers its own fireplace as well, an island and oversized butler's pantry.



OFFICE

The first level office features built-in seating and water views.



THE SECOND LEVEL
IS ACCESSED BY
TWO STAIRCASES,
ONE WITH AN
OCEAN/POND VIEW
LANDING AND
WINDOW SEATING.



MASTER SUITE

The master suite features a fireplace and a timeless master bath. The remainder of the second level is comprised of three en-suite bedrooms.







THIRD LEVEL

The third level features a full bedroom and bathroom, reading room, family room, and study that can be an optional 8th bedroom.





GROUND LEVEL

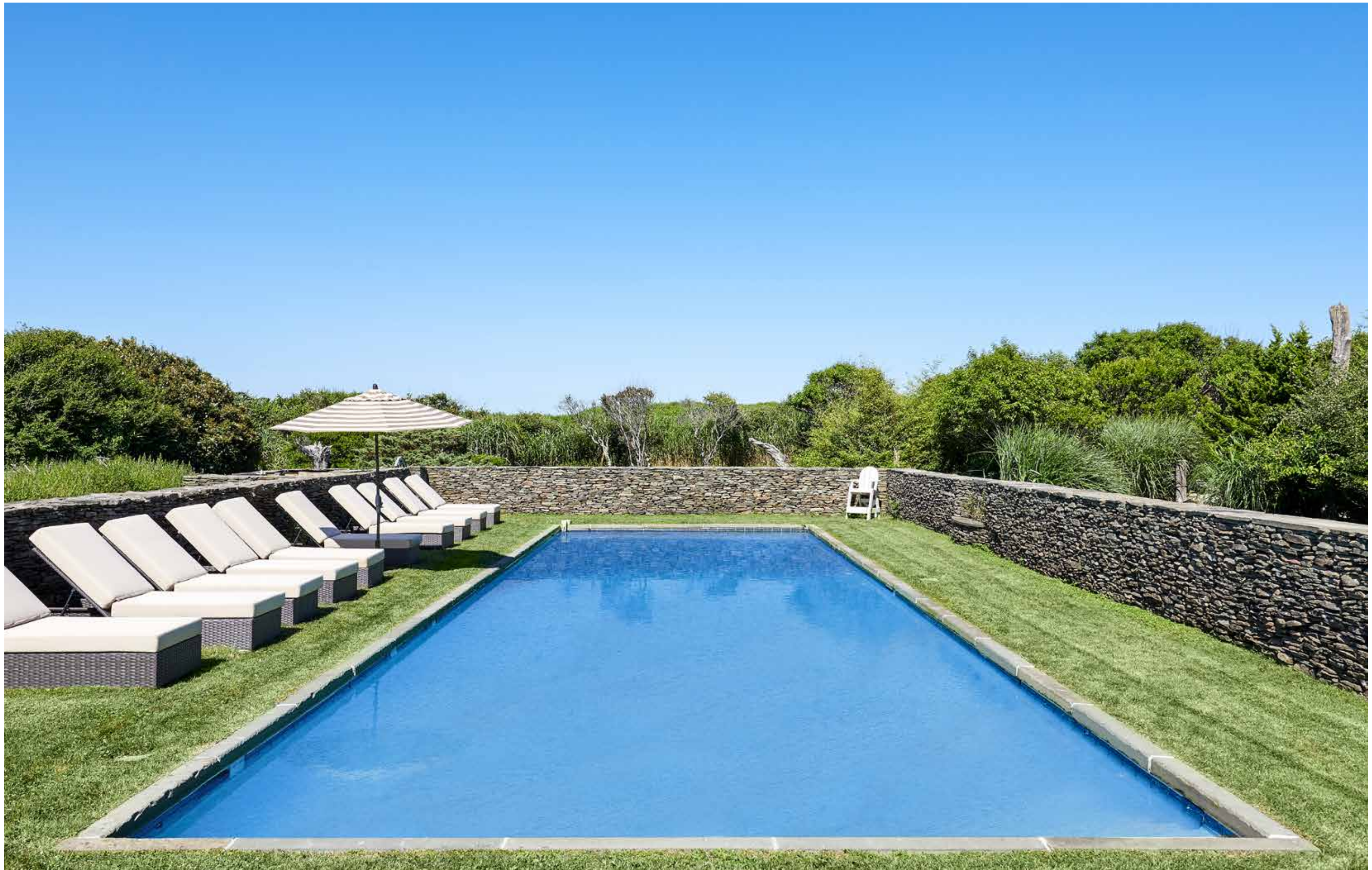
The ground level includes a kitchen, living room, dining area, two en-suite bedrooms, mudroom and sauna.



THE BEST OF OUTDOOR LIVING

The heated swimming pool is hedged by a stone wall built by Irish masons and positioned next to the Zen walking garden with an ocean view yoga platform. The sweeping lawnspace is perfect for an array of activities.









VIEWS OF GEORGICA POND

The property abuts protected land to the east, providing unobstructed stunning views of Georgica Pond.



IRREPLACEABLE ATTRIBUTES & CAPABILITIES

The property’s one-of-a-kind positioning can never be had again. The dune top location amplifies the best of oceanfront living, while maximizing the views of Georgica Pond and the Atlantic Ocean.

The property offers extensive development capabilities including the ability to yield additional structures and a regulation size north/south tennis court, further enhancing the allure of this exemplary Wainscott estate.

40 Association Road is the only oceanfront property in the town of Wainscott that was allowed a beach revetment.



PRIVATE LOCATION

Accessed by a guarded entry, the highly coveted Georgica Association community offers events, sports tournaments and lessons for activities such as tennis, sailing, and softball.



SITE OVERVIEW



FIRST LEVEL

- 1,814 SF+/-
- Entry foyer with fireplace and powder room
- Dining room with fireplace
- Kitchen with island and fireplace
- Wet bar/butler's pantry
- Living room with fireplace and window seating
- Office

UTILITY

LIVING

BEDROOM

BATH

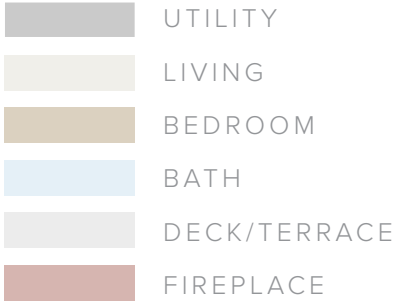
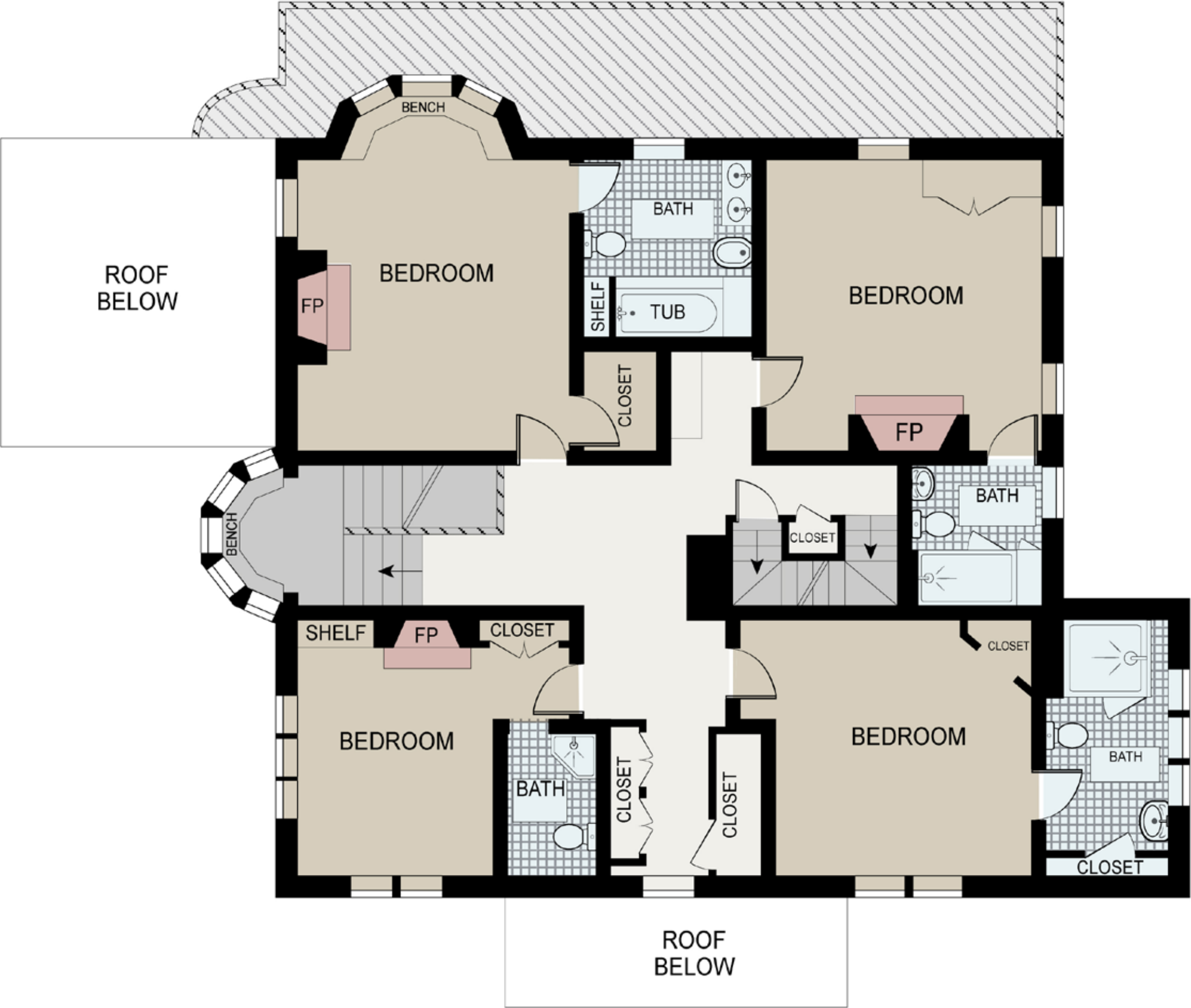
DECK/TERRACE

FIREPLACE



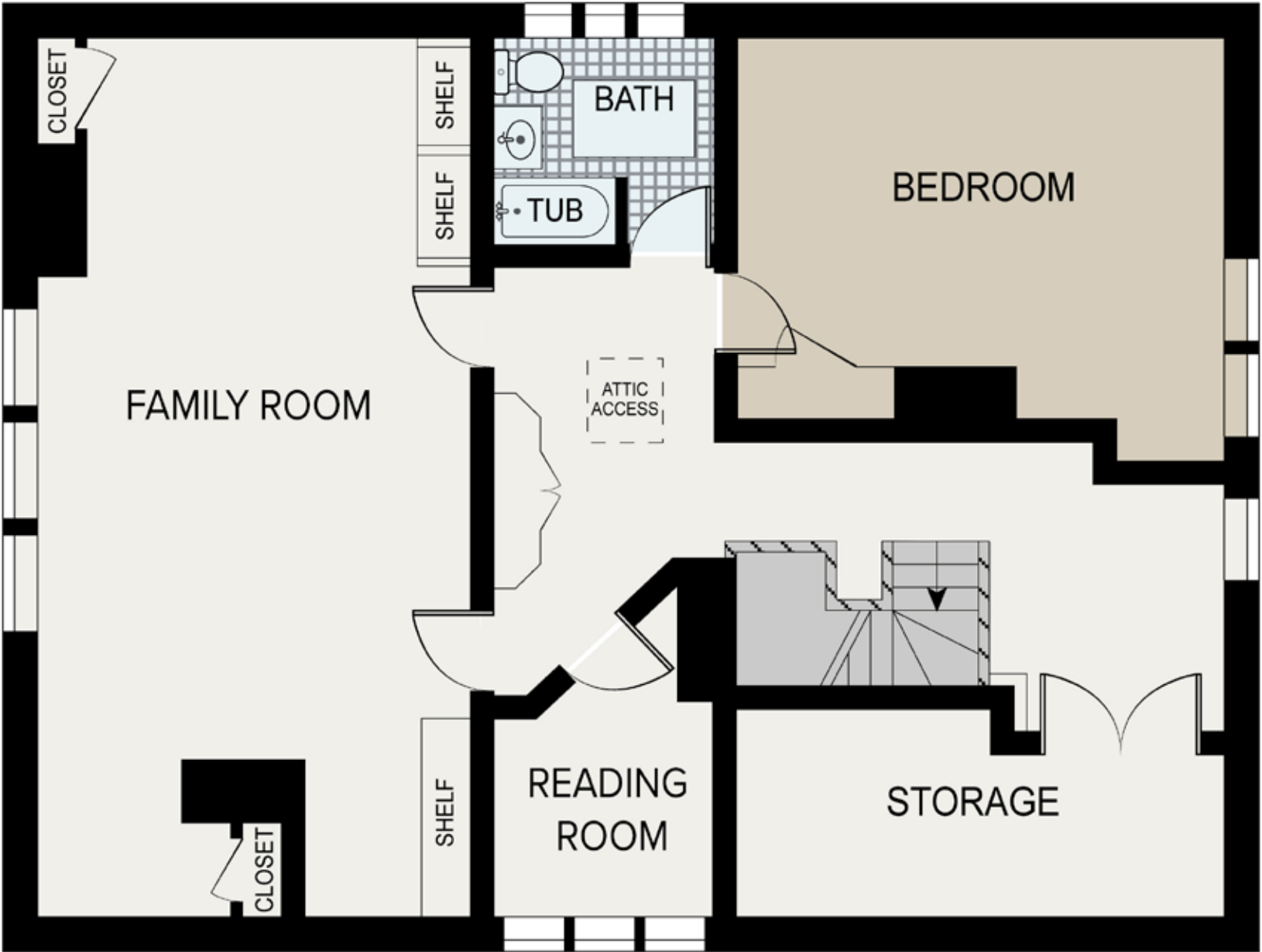
SECOND LEVEL

- 1,566 SF+/-
- Second level landing with window seating
- Master bedroom with fireplace and window seating
- 2 guest bedrooms with bathrooms and fireplaces
- 1 bedroom with bathroom



THIRD LEVEL

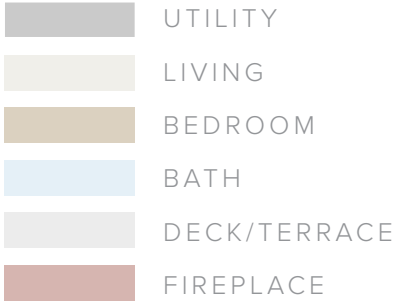
- 1,092 SF+/-
- Third level landing with window seat
- 1 Guest bedroom
- Reading room
- Family room
- Full bathroom



	UTILITY
	LIVING
	BEDROOM
	BATH
	DECK/TERRACE
	FIREPLACE

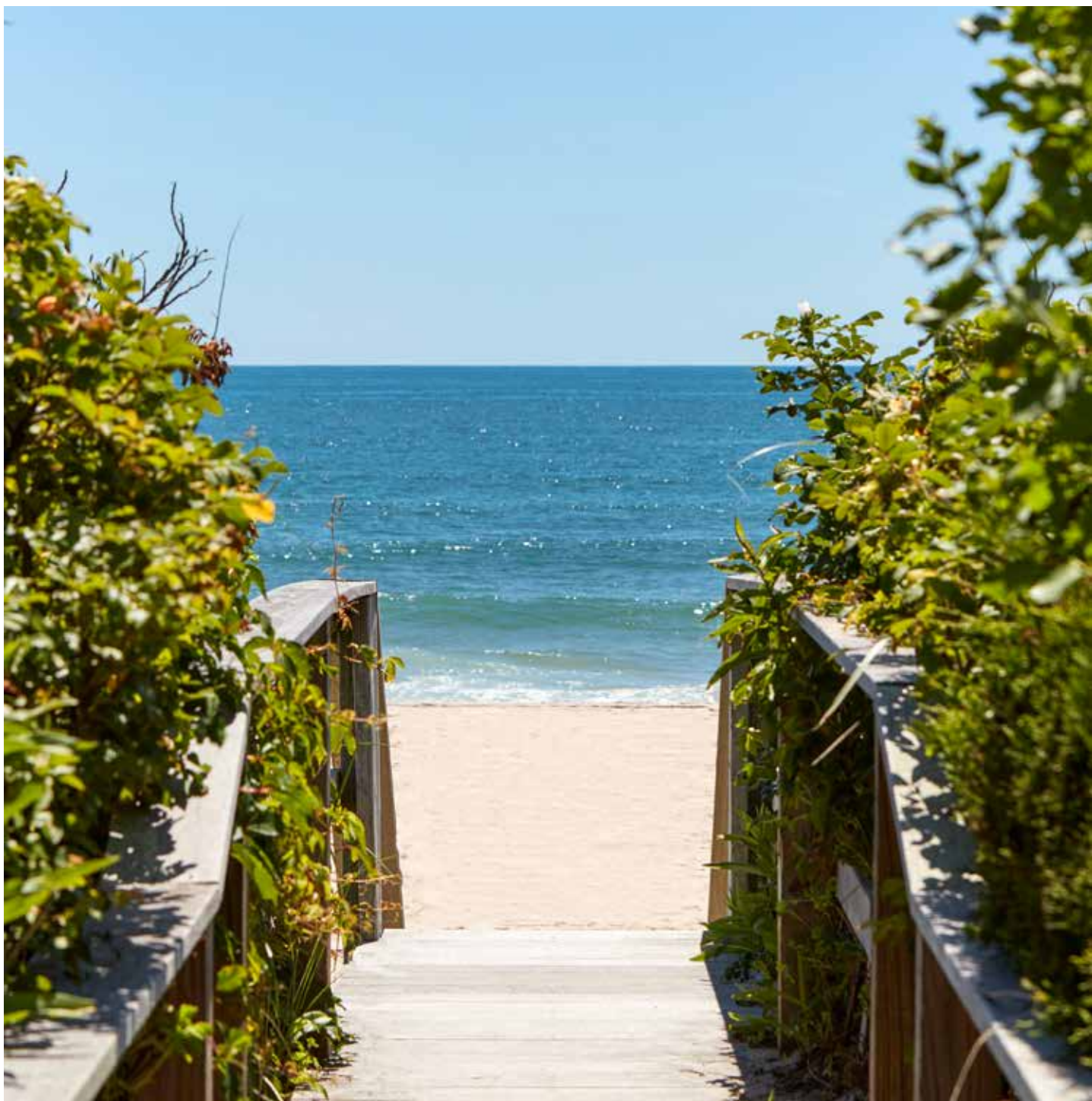
LOWER LEVEL

- 2,021 SF+/-
- Full kitchen
- Living room
- Dining area
- 1 bedroom with a full bathroom and 2 closets
- 1 bedroom with fireplace and a full bathroom with a sauna
- Mudroom with ample storage and laundry









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R E A L E S T A T E

FOR MORE INFORMATION, PLEASE CONTACT
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