WATERFRONT COMPOUND Flying Point Road, Water Mill



WATERFRONT COMPOUND WITH SIX STRUCTURES, TWO DOCKS, ACCESS TO MECOX BAY, CUSTOM POOL, TENNIS, AND AWARD WINNING GARDENS BY ED HOLLANDER.







WATERFRONT LOCATION WITH TWO DOCKS

Situated nearly one half-mile from Flying Point Beach, with two private docks set on Burnett's Creek, with stunning views and access to Mecox Bay, this exquisite waterfront compound offers an unparalleled space in the Hamptons.









AWARD-WINNING LANDSCAPES BY ED HOLLANDER

The 3.8 acres feature over forty trees and garden designs by renowned East End landscape architect, Ed Hollander. The compound's grounds showcase the trademark beauty of Ed Hollander's work; an apple cider orchard lines the perimeter of the tennis court, pristinely shaped hedges add visual interest and enhance privacy, and a majestic design of plantings and blooms spills out across the expansive property. Stone walls, winding walkways, a pergola, and statuary add artistic structure to the oasis.

PROVENANCE

The property also features five African Linden trees that were part of salvaged items from the wreck of a clipper ship off of Mecox Bay in 1876. Bay Captain Burnett, whose family once owned the property, took the botanical samples of the African Linden trees from the shipwreck that was shipping the samples from Africa to the United States at a time in the Victorian period when intergeographic species mixing was in full swing. These trees are now over 140 years old.



FEATURES & AMENITIES

620, 634, & 675 Flying Point Road, Water Mill, NY

\$25.900.000 EXCLUSIVE.

ED HOLLANDER

RIST BUILDERS

LANDSCAPE ARCHITECT WWW.HOLLANDERDESIGN.COM

OVERVIEW

- Waterfront
- 2 Private Docks on Burnett's Creek with Access to Mecox Bay
- .5 Miles +/- to Ocean Beaches
- 3.8 Acres +/-
- Award-Winning Landscape Design
- 21,739 SF+/- Total Compound
- 12,343 SF+/- Total Residences
- 6 Structures:
 - 7.200 SF+/- Main Residence
 - Pool House/Guest Cottage with 2-Car Garage
 - Entertaining Barn
 - 2 Guest Cottages:
 - One Story Guest Cottage
 - Two Story Guest Cottage
 - 5-Car Garage
- 11 Bedrooms in Totality
- 13 Full and 5 Half Bathrooms in Totality
- 60' x 25' Pool with Spa
- Tennis Court
- Functioning Apple Cider Orchard •

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MAIN RESIDENCE

- 7.200 SF+/-
- 5 Bedrooms (Option for 6th Bedroom)
- 7 Full and 1 Half Bathroom
- 3 Fireplaces
- Built in 1999

FIRST LEVEL

- Double Height Entry Foyer with Powder Room
- Living Room with Fireplace and Access to Porch
- Mud Room
- Kitchen with:
 - Island Seating
 - Viking Range
 - Butler's Pantry
 - Breakfast Room
- Dining Room with Butler's Pantry and Wet Bar
- Family Room with Fireplace and Access to Porch
- Bedroom with Closet and Full Bathroom
- Laundry Room
- Pool Bathroom

SECOND LEVEL

- Master Bedroom with:
- Fireplace
- Walk-in Closet
- Bathroom with Soaking Tub, Shower, and Water Closet
- 3 Guest Bedrooms with Full Bathrooms
- Study with Full Bathroom (Optional 6th Bedroom)

EXTERIOR AMENITIES

- 2 Docks
- Tennis Court
- 60' x 25' Pool with Spa
- Functioning Apple Cider Orchard Surrounding Tennis Court
- Ample Room for Entertaining

POOL HOUSE

- 1,616 SF+/-
- Kitchenette
- Studio Loft
- Full Bathroom •
- Screened-in Dining Porch
- Outdoor Kitchen with Grill
- 2-Car Garage
- Built in 2012 .

BARN

- 9,396 SF+/-
- Reconstructed on Site of Original Barn
- Made with Reclaimed Wood from Original Barn Hole in Peg System
- Exposed Beams Throughout
- Chestnut Wood Floors
- Lava Stone Countertops
- Built in 2012

FIRST LEVEL

- Opulent Living Room with Double Height Ceilings and Fireplace
- Kitchen with La Cornue Range and Hood
- Powder Room
- Custom Dining Room Conservatory Imported from York, England by Oak Leaf Conservatories

SECOND LEVEL

- Loft with Sitting Room
- Powder Room

LOWER LEVEL

- Large Gym
- Theatre with Richard Gray AV Sound system
- Two Spa Rooms
- Full Bathroom with Steam Shower
- Game Room with Billiards Table and Ping Pong
- Wine Room
- Kitchenette
- Laundry Room

ONE STORY GUEST COTTAGE

- 938 SF+/-
- Living Room with Fireplace
- Kitchen
- Dining Room
- 2 Bedrooms
- 2 Full Bathrooms
- Covered Porch
- Painted Red Oak Plank Floors
- Built in 2007

TWO STORY GUEST COTTAGE

- 2,589 SF+/-
- Living Room with Fireplace
- Kitchen
- Dining Room
- 2 Bedrooms
- 2.5 Bathrooms
- Covered Porch
- Painted Red Oak Plank Floors
- Built in 2007

5-CAR GARAGE

AWARD WINNING LANDSCAPES

- Mature and Private Landscaping
- Cutting Garden
- Over 40 Trees
- 5 African Linden Trees over 140 Years Old

FINISHES DETAILS

Window and Door Package

• Marvin Windows and Doors Throughout

Lighting

• Halo Recess Lighting Throughout

Flooring

- Main Residence:
 - Red Oak Stain Walnut Finish
 - Kitchen Floor is Reclaimed Hexagon
 Ceramic Tile Imported from France
- Barn:
 - First Level: Chestnut Wood Flooring
 - Lower Level: Polished Concrete
- Guest Cottages & Pool House:
 - Painted Red Oak Plank Floors

Marble & Stone

- Main Residence:
 - Marble Countertops
- Barn:
 - Lava Stone Countertops
 - Pewter Topped Large Center Island
- Guest Cottages:
 - Black Absolute Marble Fireplace and Countertops
- Pool House/Guest Cottage:
 - Black Absolute Marble Fireplace and Countertops
- Two Story Cottage:
 - Blue Slate Countertops

Fixtures and Appliances

- Main Residence & Guest Cottages:
 - Wolf Stoves
 - Waterworks Plumbing Fixtures
 - Sub Zero Refrigerators
 - Whirlpool Washer/Dryers
 - Bosch Dishwashers
- Barn:
 - La Cornue Stove
 - Wall Mounted Neo Metro Toilets
 - Whirlpool Washer/Dryers

Kitchen Details

- Barn & Cottages:
 - Custom St. Charles Cabinetry

Decking

• Wood Fir Closed Deck Boards

Mechanical

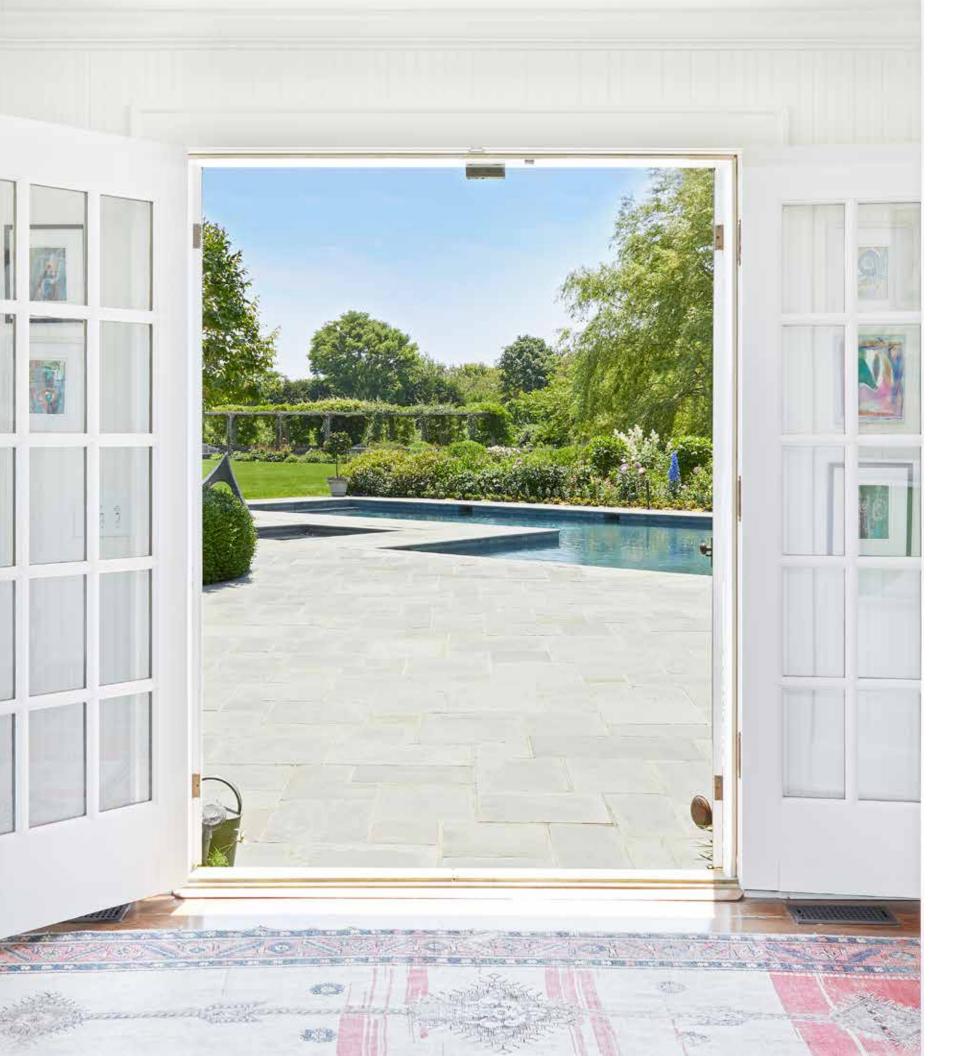
- Prestige Boilers with Air Handler and Super Store Hot Water
- Central Vacuum





MAIN RESIDENCE

A double-height entryway with novel windowwork and a walnut-finished staircase mark the entrance of the five-bedroom, seven-and-ahalf-bath main residence. Herringbone red oak flooring gives way to a dining room off the anteroom while other elegantly appointed spaces, including two sitting rooms, feature their own ornamentation. Three fireplaces, marble counter tops, notable millwork, and French doors are featured throughout the first level of the home. The kitchen brandishes an adjoining wet bar and dining area and boasts unique flooring throughout; reclaimed hexagonal ceramic tile was imported from a French pub to complete the space. A private master bedroom on the second floor offers a lavish retreat with a fireplace and opulent master bath.



SEAMLESS INDOOR/ OUTDOOR LIVING

French doors on the main level open out onto slate terraces leading to the pool, spa, covered back porch, and gardens, making for a seamless indoor-outdoor entertaining experience.



SITUATED AFTER THE MAIN RESIDENCE SITS A TWO STORY POOL HOUSE FEATURING A SECOND-FLOOR STUDIO, A ONE-OF-A-KIND, FULLY RENOVATED BARN, TWO GUEST COTTAGES, A FIVE-CAR GARAGE, AND AN ADDITIONAL TWO-CAR GARAGE.

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POOL HOUSE

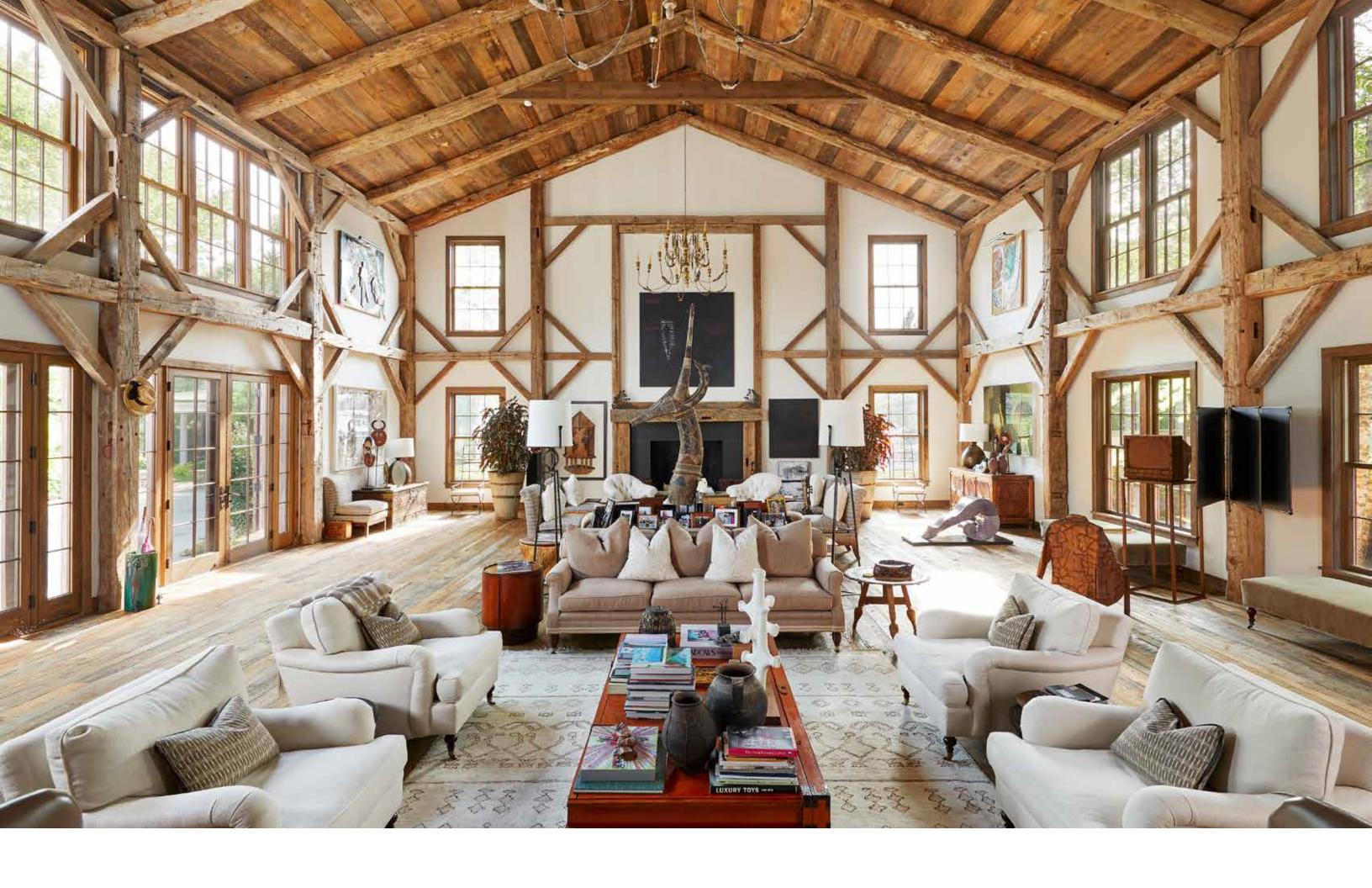
The living space continues with a charming pool house that hosts a second-floor studio with a screened in dining room, kitchenette, outdoor barbeque, and an additional two-car garage.



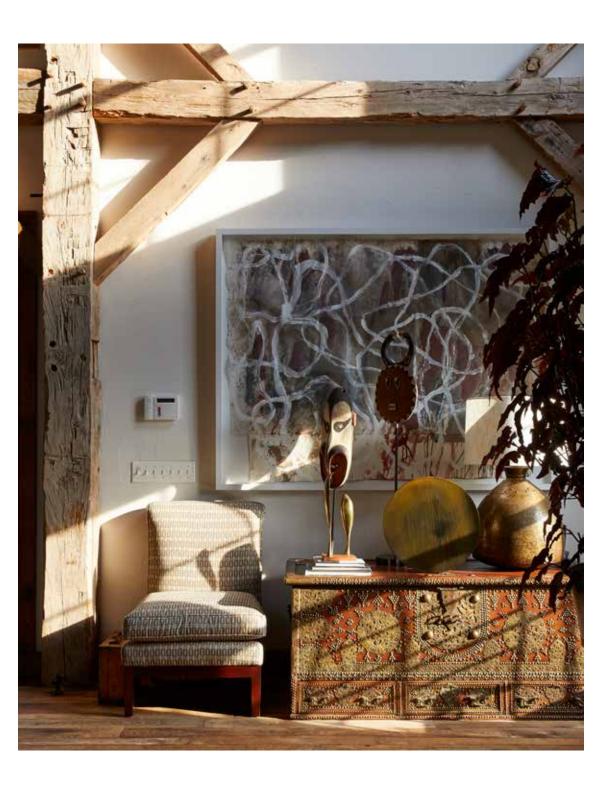


LATE 1800'S BARN MASTERFULLY REIMAGINED IN 2012

Staying true to the property's provenance, this timeless barn was recreated in 2012 with reclaimed wood from the property's original late 1800s barn, and is situated in the same location. The structure features a hole-in-peg construction and was masterfully stained to achieve a distressed aesthetic that evokes character and offers artisanal interest. The barn is a stunning combination of both modernity and rusticism - boasting intricate designs of exposed beam-work, the multi-level, double-height barn is rich in architecture and flaunts a most striking layout. A vast event space with chestnut flooring and brilliant wood work, a media theatre room, an upper level loft area, a wet bar, billiards game room, gym, and wine bar all work to create an innovative space that's ripe for entertaining.







BARN - DINING ROOM

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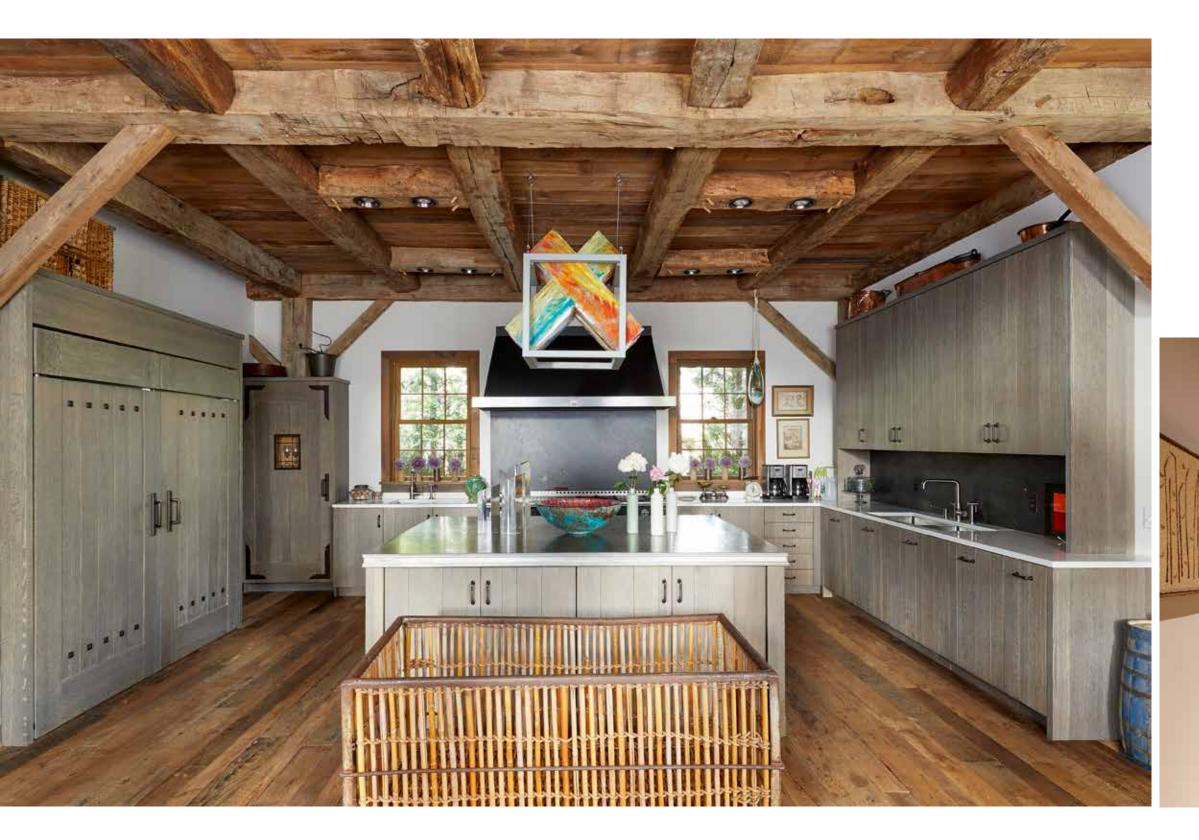
The exquisite space continues into a custom conservatory - imported from England - for dining which opens out onto a slate terrace through French doors.

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No.



BARN - KITCHEN

A full kitchen is replete with lava stone counter tops and a hand-made La Cornue stove and hood.



A wine room with a kitchenette can be found in the lower level.



GAME ROOM

LARGE GYM



THEATRE

BARN - LOWER LEVEL

The lower level features a media theatre room, billiards game room, and a large gym.



ONE STORY GUEST COTTAGE

The compound features two separate guest cottages, both appointed with columned porches, red oak plank flooring, and Farrow and Ball paint. The one story guest house features a living room with fireplace, a full kitchen, dining room, two bedrooms, and two full bathrooms.



TWO STORY GUEST COTTAGE

The two story cottage features a living room with fireplace, a full kitchen with blue slate countertops, dining room, two bedrooms, two-and-a-half baths, and a screened-in porch. Both pavilions feature Black Absolute marble fireplaces and bathrooms with hexagonal tile flooring, subway tile, Roburn cabinetry, and beaded pine chair rails.





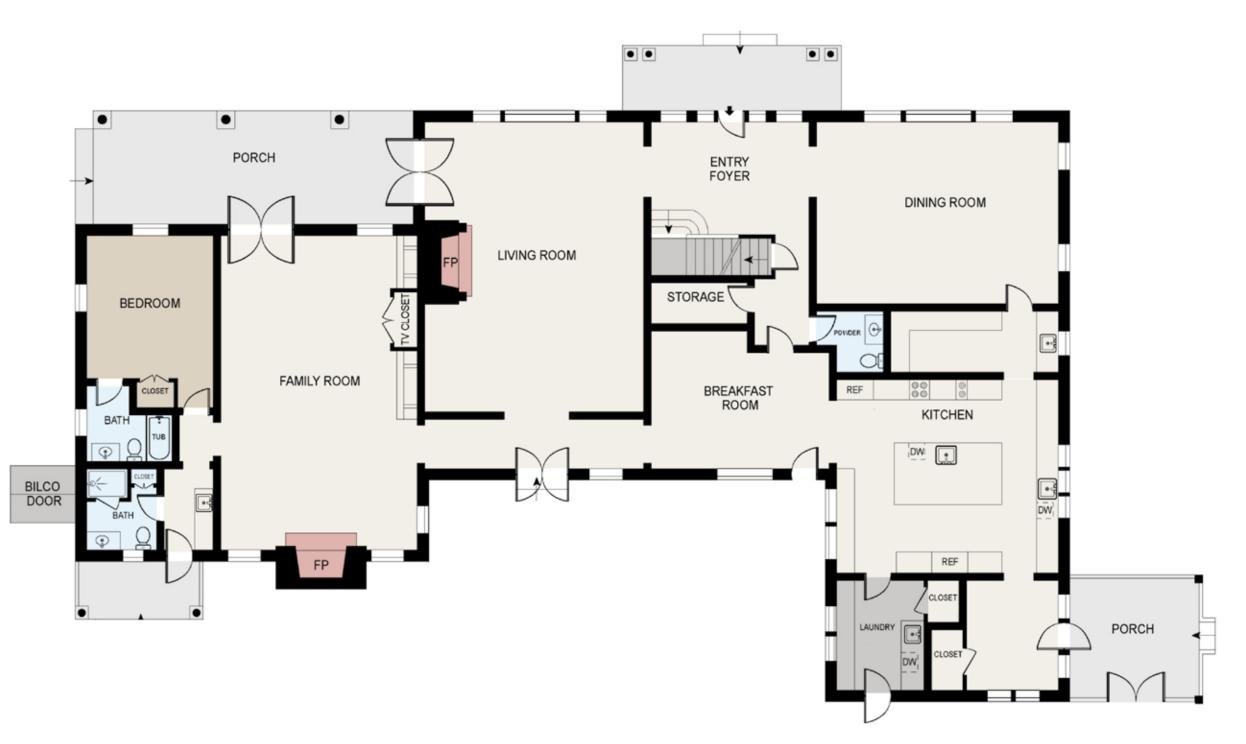
The property features a 5-car garage along with the additional 2-car garage attached to the pool house.

THE COMPOUND'S GROUNDS SHOWCASE A TENNIS COURT WITH A FUNCTIONING APPLE CIDER ORCHARD THAT LINES THE PERIMETER.



MAIN RESIDENCE FIRST LEVEL

- Double Height Entry Foyer with Powder Room
- Living Room with Fireplace and Access to Pore
- Mud Room
- Kitchen with:
 - Island Seating
 - Viking Range
 - Butler's Pantry
 - Breakfast Room
- Dining Room with Butler's Pantry and Wet Bar
- Family Room with Fireplace and Access to Por
- Bedroom with Closet and Full Bathroom
- Laundry Room
- Pool Bathroom





MAIN RESIDENCE SECOND LEVEL

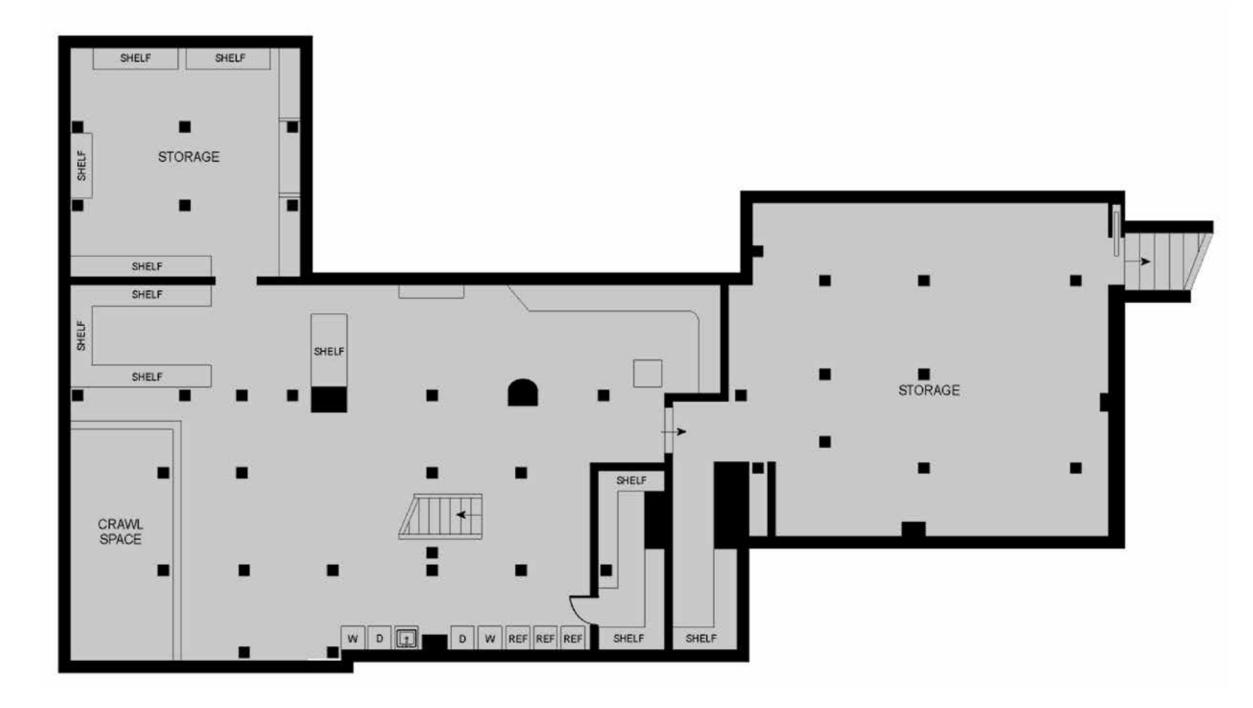
- Master Bedroom with:
 - Fireplace
 - Walk-in Closet
 - Bathroom with Soaking Tub, Shower, and Water Closet
- 3 Guest Bedrooms with Full Bathrooms
- Study with Full Bathroom (Optional 6th Bedroom)

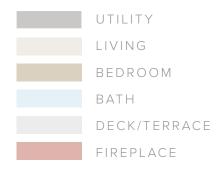




MAIN RESIDENCE LOWER LEVEL

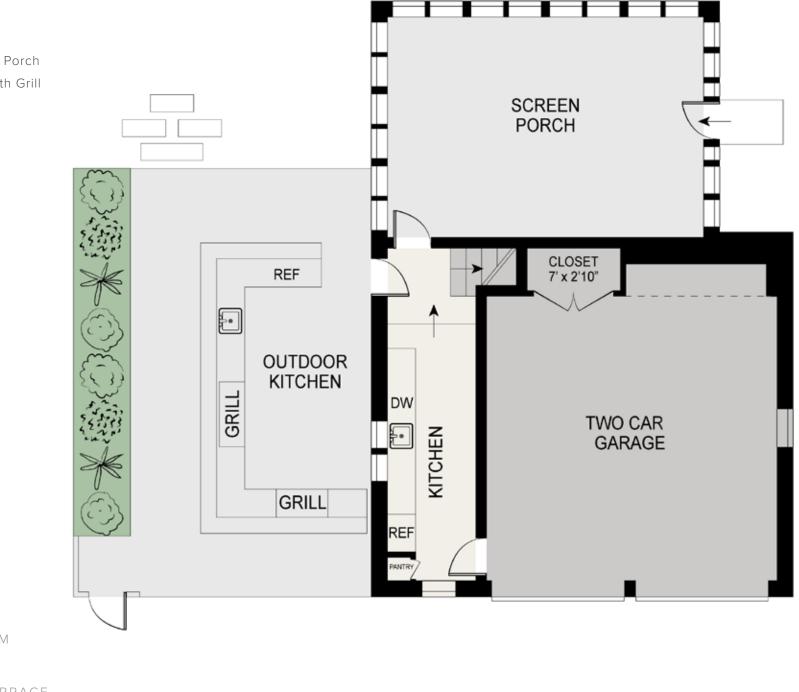
- Laundry
- Storage
- Crawl Space





POOL HOUSE

- Built in 2012
- 1,616 SF+/-
- Kitchenette
- Studio Loft
- Full Bathroom
- Screened-in Dining Porch
- Outdoor Kitchen with Grill

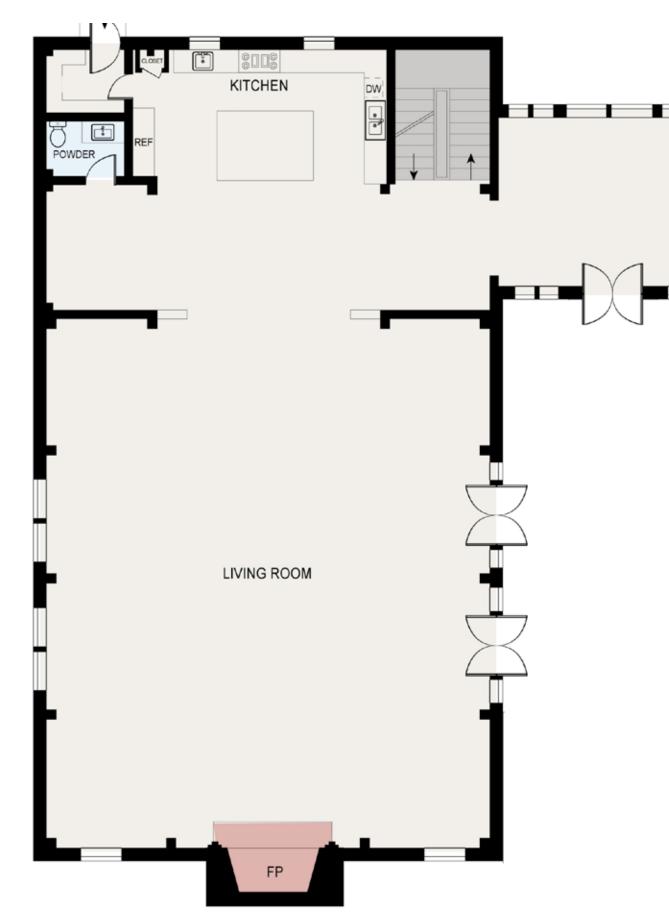




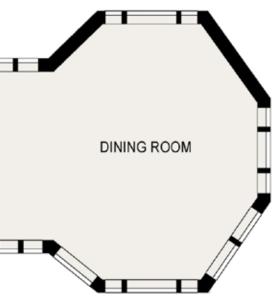


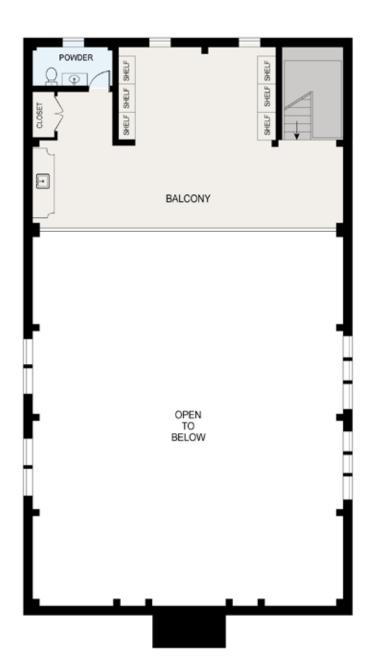
BARN HOUSE FIRST LEVEL

- Opulent Living Room with Double Height Ceilings and Fireplace
- Kitchen with La Cornue Range and Hood
- Powder Room
- Custom Dining Room Conservatory Imported from York, England by Oak Leaf Conservatories











BARN HOUSE SECOND LEVEL

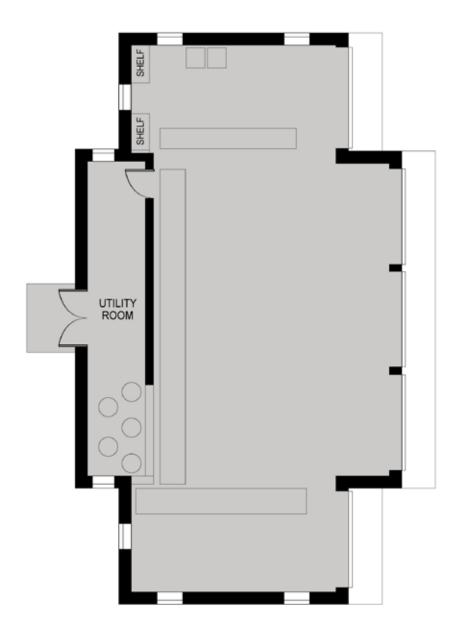
- Loft with Sitting Room
- Powder Room



BARN HOUSE LOWER LEVEL

- Large Gym
- Theatre with Richard Gray AV Sound system
- Two Spa Rooms
- Full Bathroom with Steam Shower
- Game Room with Billiards Table and Ping Pong
- Wine Room
- Kitchenette
- Laundry Room







GARAGE

- Five Car Garage
- Utility Room
- Storage



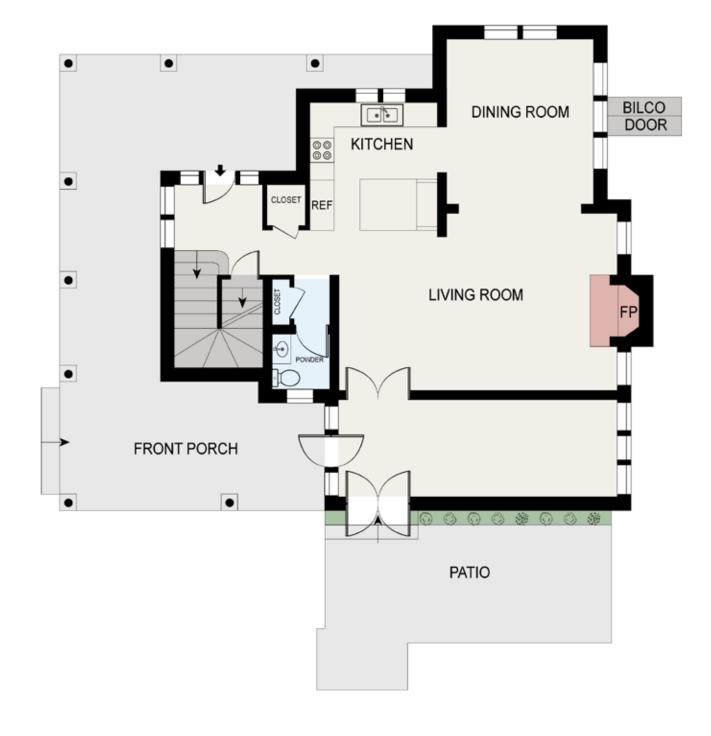
ONE STORY GUEST COTTAGE

- Built in 2007
- 938 SF+/-
- Living Room with Fireplace
- Kitchen
- Dining Room
- 2 Bedrooms
- 2 Full Bathrooms
- Covered Porch
- Painted Red Oak Plank Floors



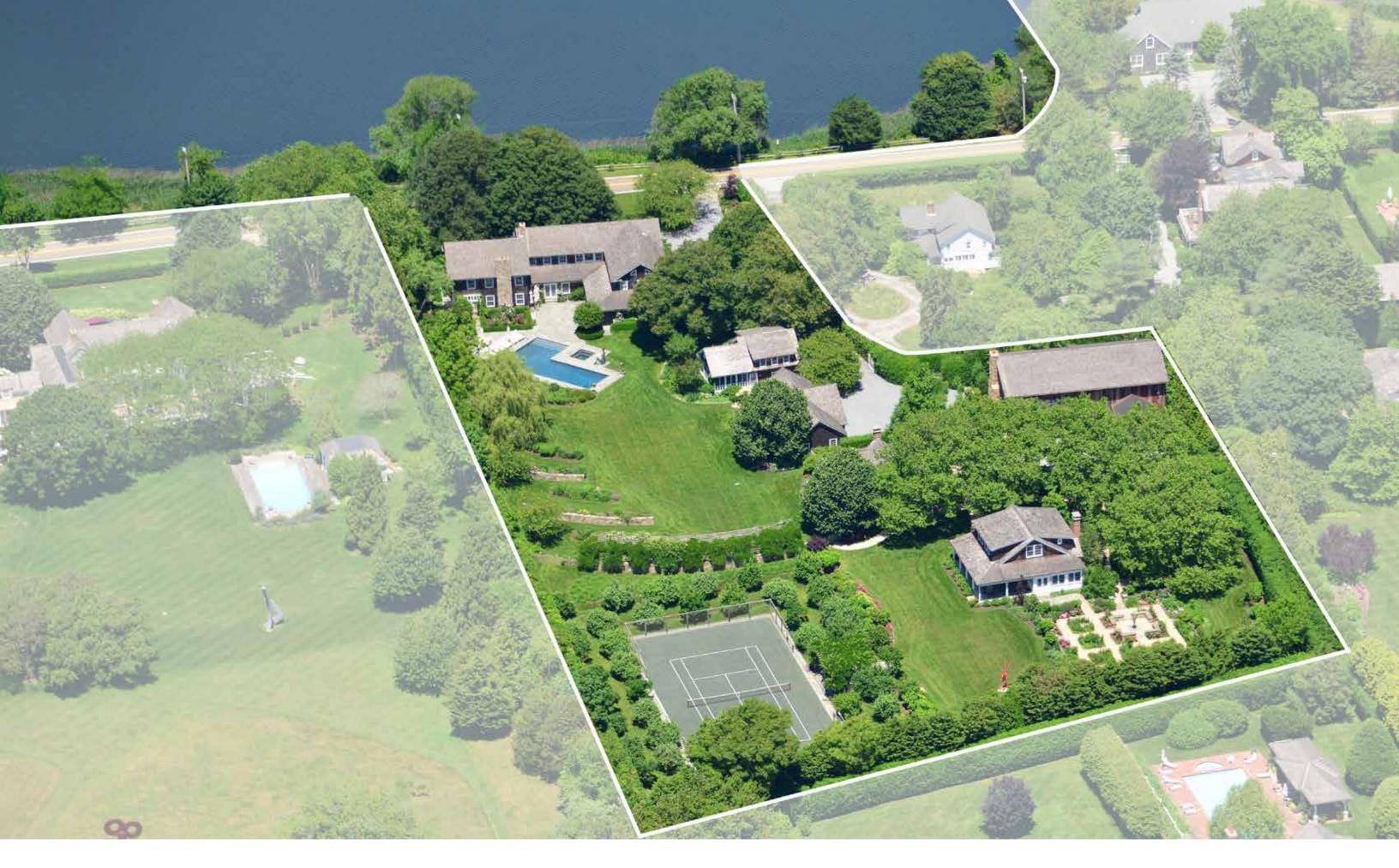
2 STORY GUEST COTTAGE

- Built in 2007
- 2,589 SF+/-
- Living Room with Fireplace
- Kitchen
- Dining Room
- 2 Bedrooms
- 2.5 Bathrooms
- Covered Porch
- Painted Red Oak Plank Floors

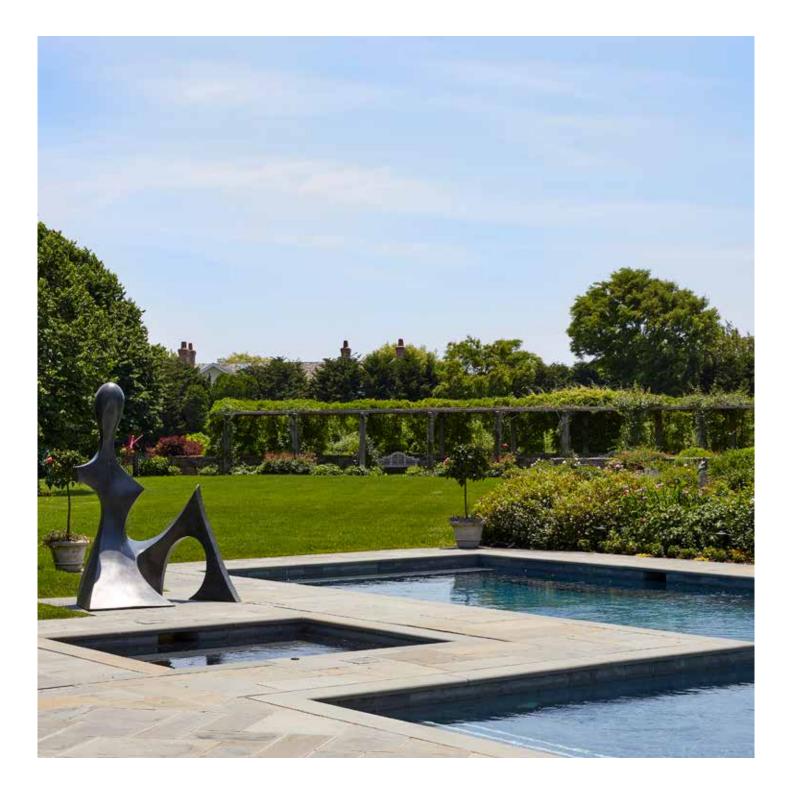














FOR MORE INFORMATION, PLEASE CONTACT BESPOKE REAL ESTATE'S PORTFOLIO MANAGEMENT TEAM

> 631.500.9030 PORTFOLIOMANAGER@BESPOKEREALESTATE.COM

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