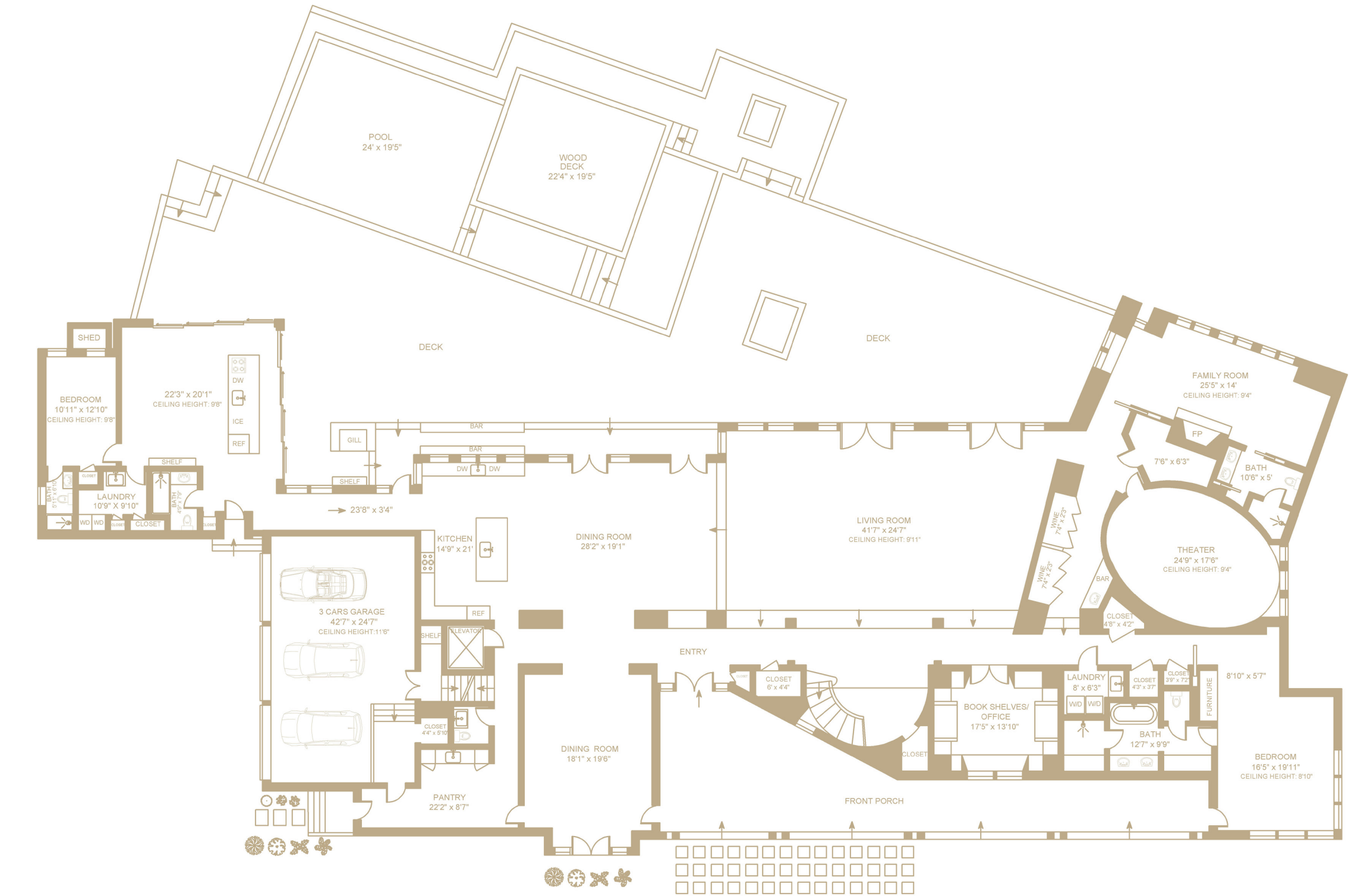


FLOORPLANS

100 CRESCENT AVENUE, WATER MILL, NY

FIRST LEVEL

- Entry Foyer with Coat Closet
- Open Concept Eat-in Kitchen with:
 - Carrara Marble
 - Large Center Island with Bar Seating
 - High End Appliances Including:
 - Wolf Range, and Microwave
 - Sub Zero Refrigerator
 - Dual Bosch Dishwashers
- Open Concept Sitting/Dining Area with Two Sets of French Doors to Pool Deck
- Open Concept Family Room with:
 - Coffered Ceiling
 - Two Sets of French Doors to Outdoor Dining Area
- Formal Dining Room with:
 - Wainscotting
 - Coffered Ceilings
- Glass Enclosed 500 Bottle Wine Room with Brick Surround with Adjacent Wet Bar
- Office with Custom Built-in and Wood Walls
- First Level Junior En-suite Bedroom with:
 - Pocket Doors
 - Built-in Lockers
 - Full Bathroom with Steam Shower
 - (Ability to Convert to First Level Gym)
- Laundry Room with Double Washer/Dryer
- Guest Bedroom with:
 - Brick Surrounded Window Seat with Bay Views
 - Fireplace
 - Access to Jack & Jill Full Bathroom with Radiant Heated Floors and Dual Sinks
- First Level Movie Theatre with Drop Down Projector Screen and Black out Shades
 - Access to Jack & Jill Full Bathroom with Radiant Heated Floors and Dual Sinks
- Mudroom/Pantry with Wet Bar and Access to Attached Three-Car Garage
- Powder Room
- Newly Added Guest Wing with:
 - High Ceilings
 - Custom Paneled Walls
 - Floor to Ceiling Retractable Glass Doors for Indoor/Outdoor Living
 - En-suite Bedroom



- Kitchenette with:
 - Bar Seating
 - High End Appliances Including Miele Dishwasher, Sub Zero Mini Fridge, Ice Maker and Wine Cooler
 - Living Area
- Full Bathroom
- Laundry Room with Double Washer Dryer
- Separate Entrance

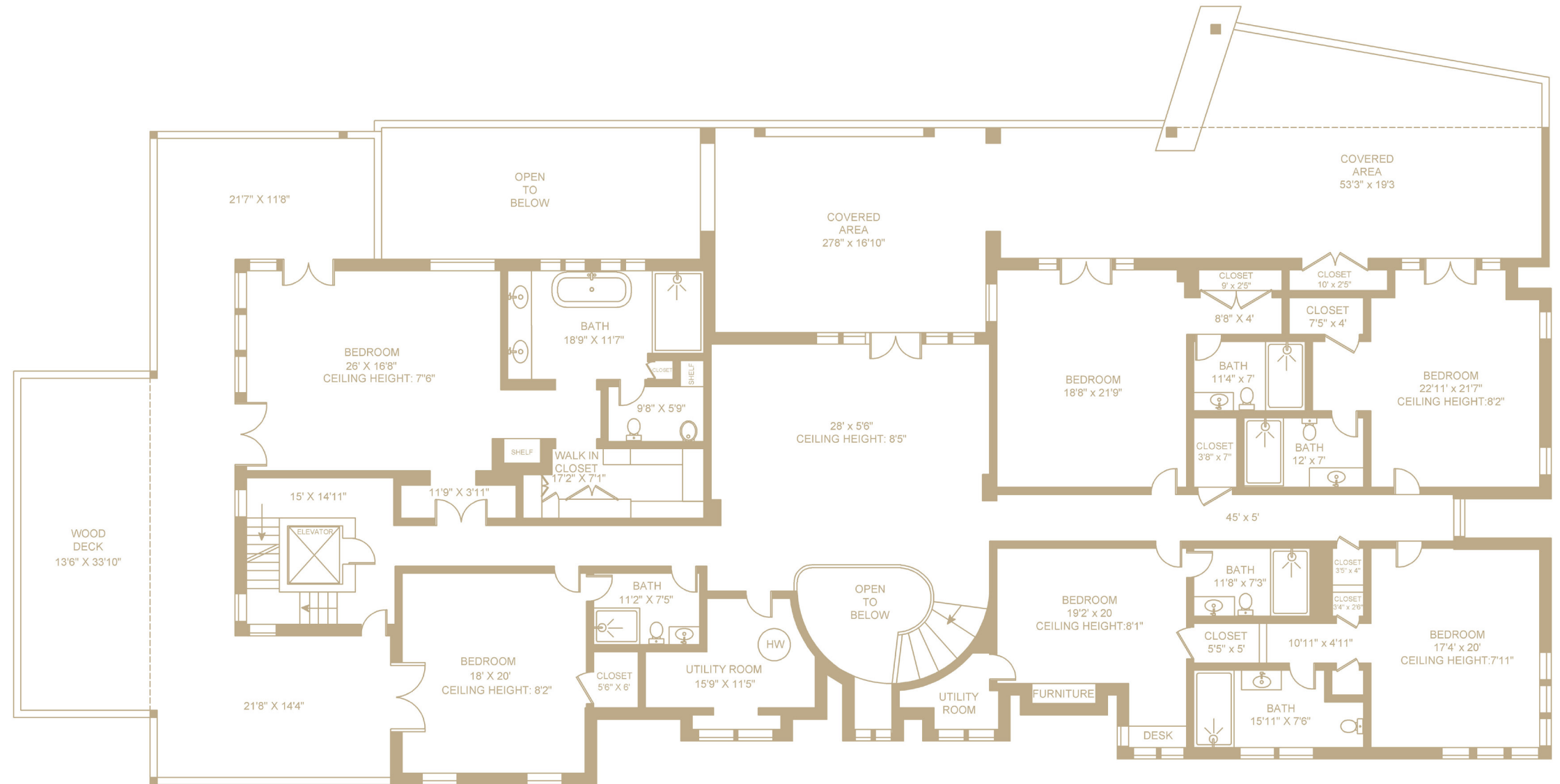


FLOORPLANS

100 CRESCENT AVENUE, WATER MILL, NY

SECOND LEVEL

- Second Level Landing Sitting/Recreation Room with:
 - French Doors to Spacious Terrace
 - Coffered Ceilings with Accent Wood Beams
- Master Bedroom with:
 - Double Doors Entry to Master Vestibule
 - Coffered Ceilings
 - Two Sets of French Doors to Expansive Terrace
 - Custom Walk-in Closet with Built-ins
 - Master Bathroom with:
 - Soaking Tub
 - Dual Sinks
 - Glass Enclosed Steam Shower
 - Radiant Heated Floors
 - Water Closet
- 1 En-suite Bedroom with:
 - French Doors to Expansive Terrace
 - Coffered Ceilings
 - Custom Paneled Walls
 - Walk-in Closet
 - Bathroom with Radiant Heated Floors
- 1 En-suite Bedroom with:
 - Walk-in Closet
 - Radiant Heated Floors in Bathroom
- 1 En-suite Bedroom with:
 - Two Closets
 - Radiant Heated Floors in Bathroom
- 1 En-suite Bedroom with:
 - French Doors to Terrace
 - Walk-in Closet
 - Radiant Heated Floors in Bathroom
- 1-En-suite Bunk Room with:
 - Coffered Ceilings
 - French Doors to Terrace
 - Radiant Heated Floors in Bathroom



FLOORPLANS

100 CRESCENT AVENUE, WATER MILL

ROOFTOP

- Rooftop Tennis Court
- Pergola Covered Viewing Area
- Expansive Bay Views

