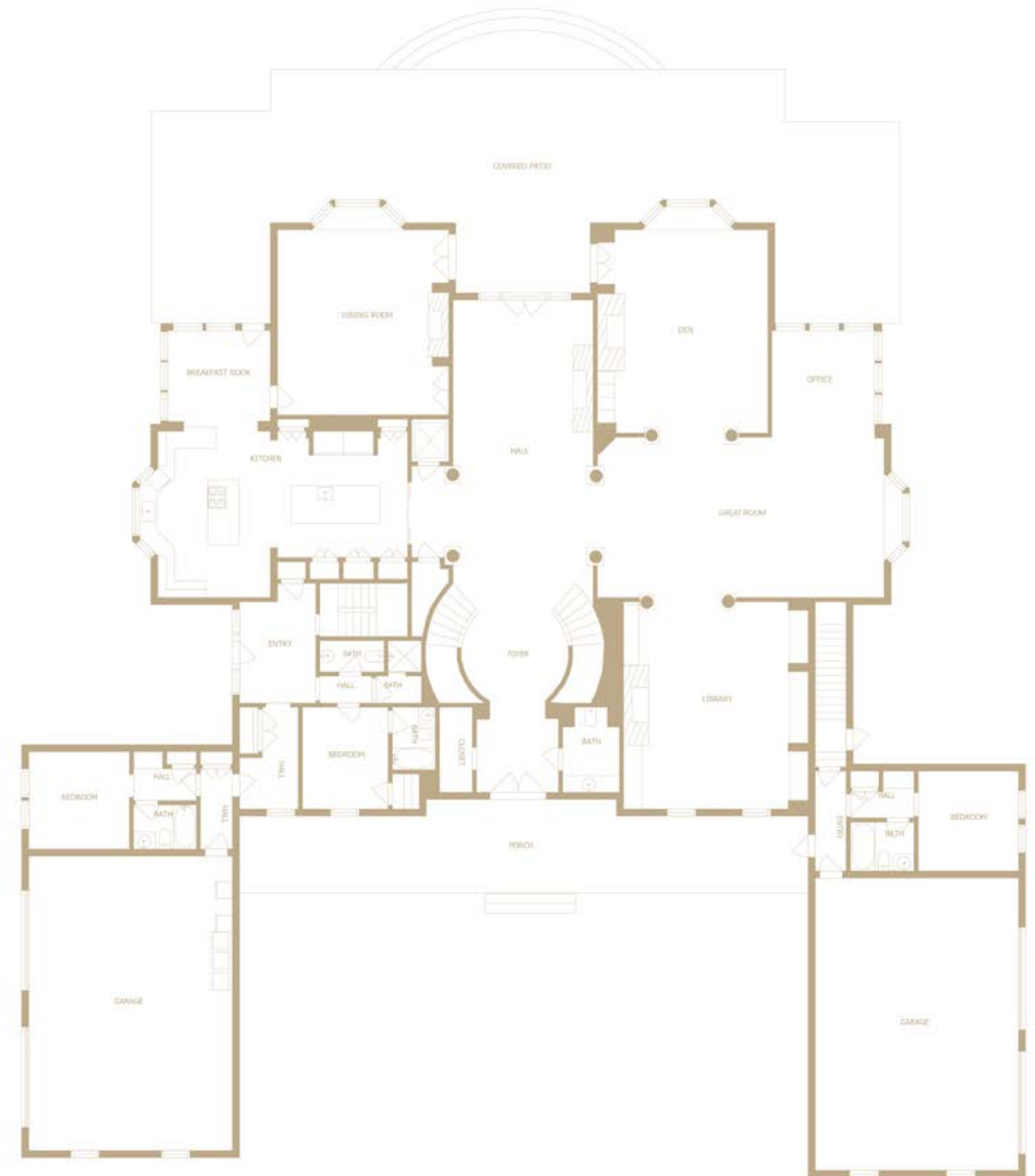


FIRST LEVEL

315 ROSE HILL ROAD, WATER MILL, NY

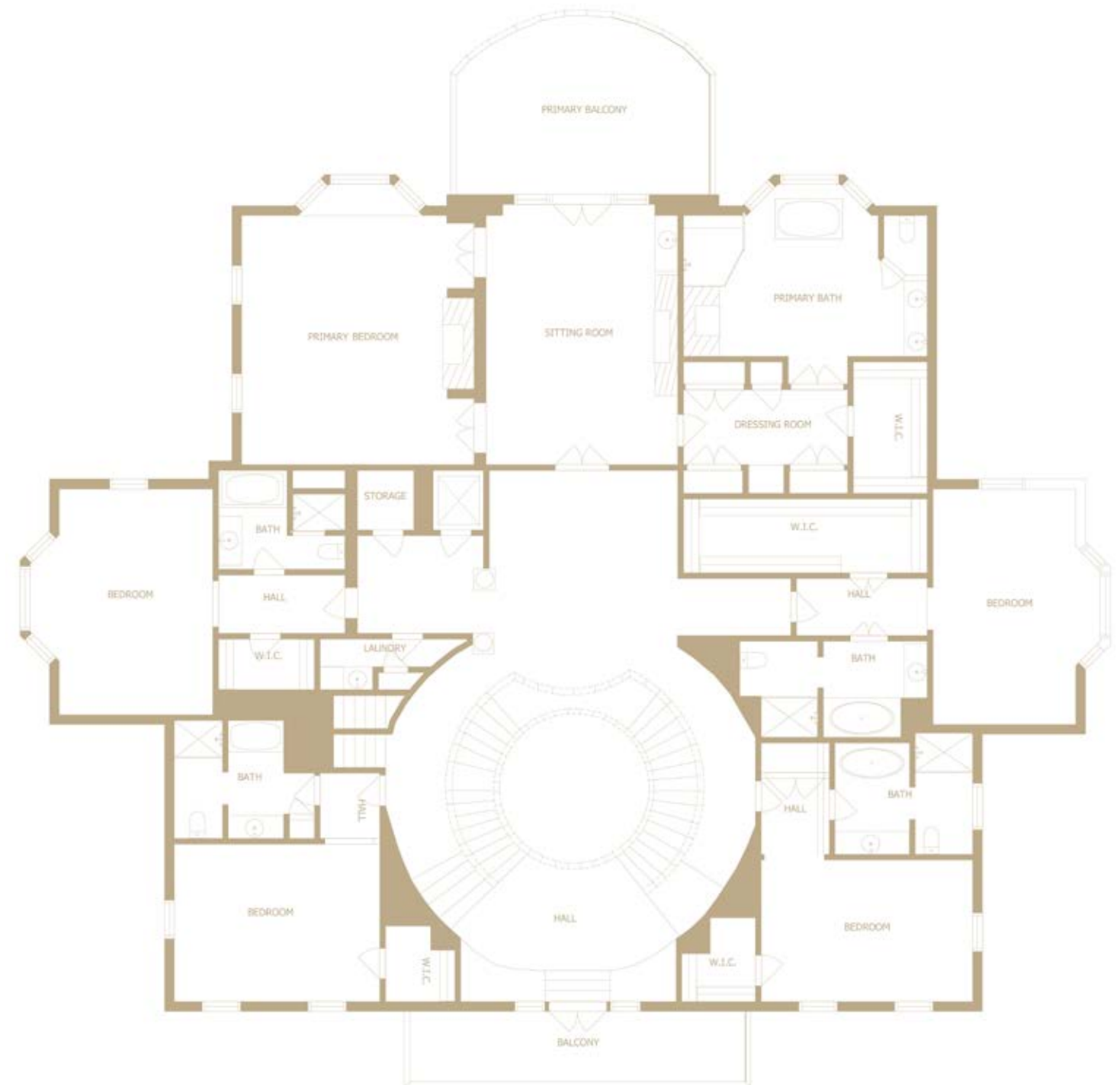
- 5,435 SF+/-
- Grand Entry Foyer:
 - Powder Room
 - Sitting Area:
 - Fireplace
 - Access to Outdoor Living Areas
- Double-Sided Staircase to Second Level
- Professional Chef's Kitchen:
 - Molteni, Miele & SubZero Appliances
- Breakfast Nook with Access to Outdoor Patio
- Formal Dining Room with Fireplace
- Great Room
- Den:
 - Wet Bar with Refrigerator and Ice Machine
 - Fireplace
 - Access to Outdoor Living Area
- Library with Fireplace
- Office
- 3 En-Suite Guest Bedrooms



SECOND LEVEL

315 ROSE HILL ROAD, WATER MILL, NY

- 4,860 SF+/-
- Primary Bedroom:
 - Main Bedroom with Fireplace
 - Separate Sitting Room with Fireplace and Balcony with Water Views
- Luxurious Primary Bathroom:
 - Steam Shower
 - Water Closet
 - Soaking Tub
 - Fireplace
- 4 En-Suite Guest Bedrooms
- Second Laundry Room



LOWER LEVEL

315 ROSE HILL ROAD, WATER MILL, NY

- 4,800 SF+/-
- Theatre
- Wet Bar
- Large Wine Cellar
- Spa with Sauna
- Fitness Room
- Laundry Room
- Separate Laundry Facility/Flex Space
- Commercial Grade Catering Prep Kitchen
- Powder Room
- Ample Storage Space
- Stairway to Southern En-Suite Guest Bedroom & Garage on Main Level

