

Think Big Blue Skies, 4 Bedroom, 4 Bath Water Mill

Summary

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Description

This rental doesn't come on the market very often, as usually leases turn into long term leases. Next availability starts September 4, 2025. Calendar is updated. Pricing negotiable for long term stays. Inquire today. We have been renting our properties for over 20 years and take pride in how we leave the property for vacationers.

We are constantly improving / maintaining our properties. We leave them immaculate -our past renters have stated "no other Hamptons home is as clean as yours". We always make ourselves available to help with any questions not only about the property -but also the best way for you to enjoy your time in the Hamptons.

*Please note -for stays that are 30 days or longer, you will be responsible for all utilities during the stay as noted in the lease. Located in the heart of Water Mill, this 4 bedroom, 4 bathroom home is centralized to Bridgehampton, Sag Harbor and Southampton.

Surrounded by BIG BLUE SKIES and agricultural reserves, it features unobstructed, amazing sunrises and sunsets. Horses are your neighbors in the summer. Open floor plan features a large kitchen with granite counters, new stainless steel appliances, eat in kitchen and views of the heated gunite pool. Gas fireplace is on the 1st floor. Central air (new system 2023). Kitchen table seats 6 and dining room table seats 10. Guest bedroom (Queen bed) and full bathroom are on the 1st floor. Second floor features the primary bedroom (King bed) with large office in a second private large room. Two separate walk in closets. French doors off of Primary bedroom leads to full balcony.

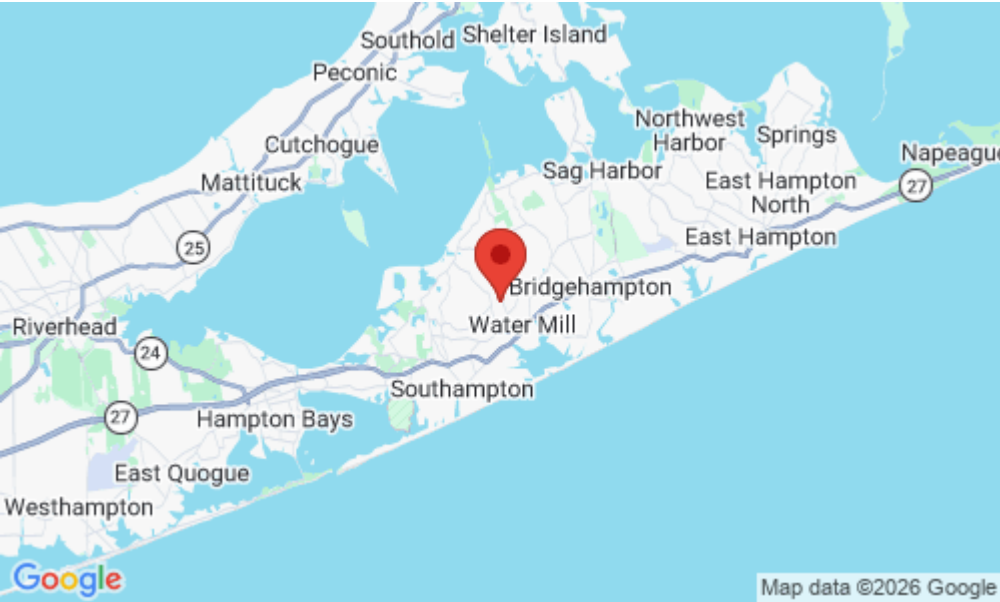
Enjoy your morning coffee overlooking the horses! Gas fireplace in the primary bedroom. Primary Bathroom was

renovated in February 2024 -features large whirlpool tub, walk in shower and large vanity with double sinks. Many other upgrades done in March 2024! Also on the second floor, is the laundry room and two additional bedrooms (Queen bed and two twin beds).

These bedrooms share a bathroom shower/tub and toilet but have their owns sinks in the bedroom. Large walk in closets. Hardwood floors throughout -area rugs in each bedroom. Professionally cleaned each season. Basement is partially finished for entertaining or exercising -treadmill, sleeper couch and tv area. Attached garage can fit one vehicle. Extra sink and full refrigerator in garage. Outdoor gas grill, table seating for 6, couch seating for 6-8. (Pool closed October thru May) Basketball hoop in driveway that can be adjusted up or down. Don't miss this opportunity - inquire today!

Map

Address: Watermill, NY
Zip Code: 11968
Latitude / Longitude: 40.92896414925068 / -72.36215367041015



Nearest Airport	LaGuardia	80 miles
Nearest Bar	Calissa	3 miles
Nearest Beach	Flying Point Ocean	4 miles
Nearest Bus Station	Hampton Jitney (Southampton)	3 miles
Nearest Ferry	Orient Point Ferry	47 miles
Nearest Golf	Many courses	5 miles
Nearest Motorway	Riverhead Race Track	22 miles
Nearest Restaurant	Bobby Vans	5 miles

Nearest Train Station	Southampton or Bridgehampton	5 miles
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Additional Property Information

Surrounded by farm fields and horses in the summer, this home has unbelievable sunrises and sunsets.

Accommodation, Features

House

Bedroom(s): 4 (8 Sleeps)

King: 1, Queen: 2, Sleep Sofa: 1, Twin / Single: 2

Bathroom(s): 4

Combination Tub / Shower: 3, Jetted Tub: 1, Walk-in Shower: 1

Suitability

- **Long term rentals:** Yes
- **Pet Friendly:** Some pets, please inquire
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

Vacation Types

Adventure, Away From It All, Beach, Boat Friendly, Family, Historic, Romantic, Sports & Activities, Tourist Attractions, Year-Round Vacation Rentals

Location Type

Near The Ocean, Rural

Popular Amenities

Air Conditioning, Balcony, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Linens Provided, Outdoor Grill, Pool, Towels Provided, Washing Machine, Wireless Internet, Wood Stove

Indoor Features

Basement, Blender, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Ice Maker, Internet, Iron & Board, Jetted Bath Tub, Kitchen, Living Room, Lobster Pot, Microwave, Oven, Pantry Items, Refrigerator, Stove, Toaster

Outdoor Features

Beach Chairs, Deck / Patio, Heated Pool, Lawn / Garden, Outdoor Furniture, Private Pool

Access & Parking

Garage, Parking for RV/Boat/Trailer

Activities

Activities & Adventure:

Antiquing, Basketball, Beachcombing, Bird Watching, Boating, Cross Country Skiing, Cycling, Deep Sea Fishing, Diving, Eco Tourism, Equestrian Events, Fishing, Fly Fishing, Freshwater Fishing, Gambling Casinos, Golf, Golf Privileges Optional, Hiking, Horseback Riding, Horseshoes, Ice Skating, Jet Skiing, Kayaking, Miniature Golf, Mountain Biking, Mountaineering, Outlet Shopping, Paddle Boating, Paragliding, Parasailing, Photography, Pier Fishing, Racquetball, Rafting, Roller Blading, Sailing, Scenic Drives, Shelling, Shopping, Shuffleboard, Sight Seeing, Skydiving, Snorkeling, Sound/Bay Fishing, Surf Fishing, Surfing, Swimming, Tennis, Volleyball, Walking, Water Skiing, Water Tubing, Whale Watching, Wildlife Viewing, Wind-Surfing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$500 - \$1,933.33		\$3,000 - \$7,000	\$50,000 - \$58,000	2 Nights	-
01-Aug-2026 - 07-Sep-2026 August -Labor Day 2026	\$1,933.33	-	-	\$58,000	30 Nights	-
21-Sep-2026 - 30-Sep-2026 Sept rates	\$650	\$1,150	\$4,000	-	2 Nights	-
Price for: 4 Persons, Extra person price: \$ 100 /Person /Night , \$ 300 /Person /Week						
01-Oct-2026 - 14-Oct-2026 October	\$650	\$950	\$3,500	-	2 Nights	-
Price for: 4 Persons, Extra person price: \$ 100 /Person /Night , \$ 300 /Person /Week						
16-Oct-2026 - 29-Apr-2027 Winter	\$650	\$750	\$3,000	-	2 Nights	-
Price for: 4 Persons, Extra person price: \$ 100 /Person /Night , \$ 300 /Person /Week						

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning	Required	\$250	Weekly
Rental Damage Protection	Required	\$79	One time
State and County Tax	Required	14.25%	One time

Policies

Check in: 15:00, **Check out:** 10:00

No Events, Parties, late night noise (after 10pm) that disturb the neighbors

This home is for mature small groups or families only.

No Smoking inside the house or garage.

Minimum age of Primary Renter 30

Max Guests 8 including children

Pool Heater is an additional fee

Pool is open mid May to end of September

I will hold your dates for 24 hours upon inquiry

Speaking with the owner is required to confirm the reservation

A signed lease is required. Guests must provide a mailing address to be added to the lease. Guests must return the signed lease within 24 hours to confirm the reservation

Additional Info

Rates will vary depending on time of year and length of stay. Send me an inquiry for pricing for the time you are looking for and your number of guests.

