

Waterfront Wonder

A NORTH FORK BEACHSIDE ESTATE AWAITS FUTURE HOMEOWNERS AT 1640 GRANDVIEW DRIVE, TOWN & COUNTRY REAL ESTATE'S LATEST LISTING TO MAKE ITS DEBUT ON THE MARKET. BY FIONA GOOD-SIROTA



Nestled along the North Fork coastside, 1640 Grandview Drive in Orient emulates luxury living at its finest, with a coveted open floor plan, unparalleled hilltop views of Long Island Sound, a 130-foot private beach and more.

"The property is truly spectacular and inspiring," says Nicholas Planamento, associate

real estate broker at Town & Country Real Estate. "As a result of the natural terrain, the home is sited on a comfortable knoll with 180-degree views of the Long Island Sound coast and across to Connecticut, including Plum Island."

Located in close proximity to Orient Point's premier Village, the home was lovingly and meticulously designed by

architect Brian Fischer, drawing inspiration from Nantucket seaside getaways. The grand estate's 5,000 square feet of living space consists of five bedrooms and 4 ½ bathrooms—embellished by sweeping windows, luxurious cabinetry and abundant natural light.

"The sellers are the original owners who worked with a builder and architect to create

this special retirement home," says Planamento. "In addition to being guided nearly 20 years ago in creating a modern 2023 floor plan with open spaces and an easy flow for entertaining, the property owner enhanced the residential design with personal embellishments and decor to create a truly personal, comfortable home for today's living."

Visitors of the property are greeted by the covered porch entry and accompanying foyer, which opens onto the living room, complete with clerestory windows, seaside views and vaulted ceilings.

“What catches your eye is the clerestory window in the living room,” says Planamento. “The living room features vaulted ceilings with a view where the green grass meets the blue water and sky. As if the large home wasn’t special enough, it also features a 1,000-square-foot second-floor family and game room—can you imagine the fun you can have there?”

The spacious family room beckons friends and family members of all ages to join in for evenings of movie watching and game playing, with an adjoining entrance to the waterside terrace for easy access to the surrounding landscape. Featuring nearly a full acre of property, an outdoor shower, a wine cellar and a full-service generator, the home’s outdoor living area includes the capacity for a waterside pool.

Built, designed and conceived with the whole family in mind, guests and homeowners alike can retreat to the first-floor primary suite bedroom with an accompanying en suite bathroom, a junior suite with a full bathroom and two additional bedrooms with a Jack-and-Jill bathroom. A spacious home office, a sun-kissed sitting room, and a sewing and craft room provide owners with the opportunity to rest, relax and enjoy the view.

Breakfast, lunch and dinner are served in the kitchen, the dining room and the scenic breakfast area—with views of the sea and countryside and a spacious, opulent layout.

The estate’s first and original owners, Dr. Kenneth Mattucci and Lisa Mattucci, purchased the home in 2006, after spending years searching for the perfect waterfront home with views of Long Island Sound and the Connecticut shoreline.

“Our home is spacious, yet warm and cozy, thanks to the decorative eye of my wife, Lisa, and the architectural skill of Brian Fischer, who designed the style and placement of the house to take full advantage of the natural beauty of the sky and water at Petty’s



Clockwise from top left: The grand foyer; stunning design details in the home office; the terrace, with oceanside views and lush landscaping; the living room and clerestory window.



Bight,” says Kenneth. “We have been very happy here and we are very proud of this one-of-a-kind home and waterfront property. You will not find another property so loved and cared for. The view is spectacular, forever-changing and offers much peace and tranquility.” \$4.2 million, 1640 Grand View Drive, Orient, 631.948.0143, townandcountryhamptons.com ■

