



BUILDING PARCELS WITH RESERVE AND COMMUNITY TENNIS

Sagaponack. Two desirable 1 acre building parcels are now available to build your Hampton retreat in red hot Sagaponack south. Both lots border a reserve and have community tennis rights. Ample room for a significant house, pool and pool house, all within biking distance to the Sagg Store, Poxabogue and ocean beaches.

Exclusive Price Upon Request F# 40914 / **WEB# 04968**

Gary DePersia 631.324.3900 ext 15 cell 516.380.0538 gdepersia@corcoran.com



PONDVIEW LANE

East Hampton. Location, style, attention to detail and masterful construction find harmony within this new traditional poised on an acre in the center of everything south of the highway in East Hampton Village. The double height great room sets the dramatic tone continued throughout this 5,000 sq ft residence including the incredible kitchen with adjacent family room, formal dining room, 1st floor master with adjoining den/sitting room and a breezeway leading to the 3 car garage. Upstairs the master bedroom with fireplace reigns over 3 additional ensuite bedrooms. Each bath is unique and exquisite. The 3,000 sq foot finished basement offers staff quarters, screening room, gym, sauna and steam rooms, recreation room and a sensational wine grotto that will house your prized collection. Outside the sprawling freeform heated Gunite Pool enjoys a fully equipped pool house surrounded by extensive stone work, lawn and specimen plantings ensuring the ultimate in privacy.

Co-Exclusive \$9,995M F# 47303 / **WEB# 47769**

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MAIDSTONE AREA ESTATE

East Hampton. A privileged setting off Egypt Lane is home to builders own manse designed in 1998 by John Laffey. Sprawling across nearly 3 acres of manicured privacy, a 10,000 sq. ft. 6 bedroom traditional awaits with views to the historic Maidstone beyond. The journey begins with a paneled double height entry that leads under thickened, curved archways to coffered ceiling living room, formal dining room, cozy den, expansive kitchen with adjacent family room and staff quarters leading to the 3 car garage. Upstairs the master wing with his/her baths and gym joins 4 additional bedroom suites, media room and an expansive billiard room over the garage perfect for additional bedrooms if needed. Outside the resort like property hosts heated Gunite pool, pool house, tennis and a newly finished carriage house with finished space above. All this within walking distance to village shopping and ocean beaches.

Exclusive, Price Upon Request F# 48830 / **WEB# 47839**

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MAIDSTONE AREA PARCELS

East Hampton. Ranging in size from 1.5 acres to 2.3 acres, five estate-like parcels, in an exclusive enclave walking distance to both village shopping and ocean beaches, await the lucky buyer who gets to choose but one. Each lot can accommodate a major house, pool, pool house and tennis court. Some future houses may have second floor Maidstone views. But hurry, when the first one sells the rest will disappear. Maybe not quite like Brigadoon...but close.

Exclusive, Price Upon Request F#80079 / **WEB# 04583**

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Gary DePersia, SVP 516.380.0538