



**SPECTACULAR COBB ROAD COMPOUND BY SIMON & SIMON**

**Water Mill.** Masterful construction, generous room sizes and consummate finishes combine within this new 8,500 sq. ft. 7 bedroom, 10 bath residence that anchors a gated 2 acre compound behind stone walls deep within Water Mill South's estate section. Stone patios fan out to join the 50 ft. Gunite pool, spa, pool house, and sunken court. A 2 bedroom, 3 bath guest house offers its own Jacuzzi with nearby putting green.

Exclusive Price Upon Request F# 64094 / WEB# 34350  
Gary DePersia 631.324.3900 ext 15 Cell 516.380.0538 gdepersia@corcoran.com



**CAPTAINS NECK WATERVIEW ESTATE BY FARRELL BUILDING COMPANY**

**Southampton Village.** Nearly 3 acres on Captains Neck Lane is the site for a sensational new project slated for Spring 2007 completion. This 10,000 sq. ft. 8 bedroom shingled traditional, accessed through a gated entry and warmed by a dozen fireplaces, will have all the finishes and amenities that have become the hallmark of a 'Farrell' residence. Grand common spaces lead to generous bedroom suites, many with views of Shinnecock Bay. Covered porches overlook the 25x50 gunite pool with spa, sunken tennis, pool house and landscaping on this private estate section parcel.

Co-Exclusive \$17.495M F# 77436 / WEB# 39719  
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**FURTHER LANE OCEAN ACCESS ESTATE BY FARRELL BUILDING COMPANY**

**East Hampton.** Sited on a beautiful 2 acre lot with both deeded ocean access and spectacular views, this 9,000+ sq. ft. 10 bedroom residence offers a combination of masterful construction, generous room sizes, intelligent flow and a sensational landscape plan that one would expect from the Hampton's hottest builder. An impressive double height paneled entry opens to wonderful common spaces including great room, family room, paneled library and formal dining room as well as the professionally equipped kitchen, bolstered by a complete pantry. The master wing reigns over 9 additional bedrooms. A fully finished basement offers spa room, wine cellar, media room and staff quarters. Feel ocean breezes from the Gunite pool, spa, pool house and sunken Har Tru court. Ready for Spring 2007.

Exclusive \$19.95M  
F# 78666 / WEB # 41790  
Gary DePersia 631.324.3900 ext 15 Cell 516.380.0538 gdepersia@corcoran.com



**ALMOST OCEAN OFF FURTHER LANE**

**East Hampton.** On 2.2 acres, 400 yards from the beach, sits a 8,500 sq. ft., 7 bedroom residence including panoramic views, state-of-the-art kitchen with own family room, great room, formal dining, master suite with balcony and his and her baths, 6 additional baths, elevator, mahogany decking, stone patios, heated gunite pool, pool house and tennis court. All this with deeded ocean access.

Exclusive \$15M F# 48064 / WEB# 40937  
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**OX PASTURE ESTATE BY FARRELL BUILDING COMPANY**

**Southampton.** Grandeur and majesty return to Southampton's estate area as Farrell Building Company is well under way on the construction of a 11,500 sq. ft. residence on nearly three acres of what once was part of the Lloyd Smith estate. Mature trees and landscaping will frame this sensational new residence that includes grand entertaining spaces along with an intriguing new design. A master wing is complemented by numerous guest and family suites. The finished basement adds additional space while outside multiple porches will overlook the verdant landscaping surrounding the 50 foot Gunite pool, spa, pool house and Har-Tru court.

Co-Exclusive \$19.45M F# 81610 / WEB# 46754  
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**ON THE WATERFRONT**

**Sag Harbor.** A new classic design with sophisticated finishes will be overlooking Sag Harbor Bay as construction begins on this 6,000 sq. ft., seven bedroom residence a short walk into Sag Harbor Village. Gracious spaces and masterful construction will be the hallmark of this Peter Mangiameli built home. (pchinc.com) It's breathtaking great room, library and kitchen/family room are all warmed by fireplaces. The enclosed porch and first-floor guest suite will complete the first level. Upstairs the extensive master wing with fireplace reigns over three additional guest suites. The fully finished basement will consist of two additional bedrooms, gym, wine cellar and playroom/media room. Outside the infinity edge pool and spa will seemingly merge with the bay front surrounded by patios and extensive landscaping.

Co-Exclusive, Price Upon Request F#81618 / WEB# 46720  
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**MAIDSTONE AREA ESTATE**

**East Hampton.** A privileged setting hosts a 10,000 sq ft, 6 bedroom traditional on 3 acres of manicured privacy. A paneled double height entry leads to coffered ceiling living room, formal dining room, cozy den, expansive kitchen with adjacent family room and staff quarters. Upstairs the master wing with his/her baths and gym joins 4 additional bedrooms, media room and an expansive billiard room. Outdoor amenities include heated Gunite pool, pool house, tennis and a newly finished carriage house, all this within walking distance to village shopping and ocean beaches.

Exclusive, Price Upon Request F# 46411 / WEB# 47839  
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**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. A 6 bedroom, 5,000 sq. ft. residence offers incredible kitchen, family room, formal dining room, masters both up and down, den/sitting room and expansive finished basement. Heated gunite pool and pool house are surrounded by lawn and specimen plantings ensuring the ultimate in privacy.

Co-Exclusive \$9.995M F# 62998 / WEB# 47769  
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