



BAYWATCH

Sag Harbor. A gated entry opens to this significant waterfront compound, now available for the next owner to ponder all the possibilities. A perfectly poised and maintained 5 bedroom post modern on its own 1.5 acres includes expansive views over pool, spa pool house to the open harbor beyond. Spanning 4 levels, a third floor aerie is complemented by a finished basement replete with state of the art screening room and billiard area. Landscaped into it lies a contiguous 2.3 acre waterfront parcel perfect for a major house or tennis court. A total of 263' on Great Pond Creek with expansive lawn right to the dock has privacy ensured with mature perimeter landscaping. All this in walking distance to Sag Harbor shopping and restaurants.

Co-Exclusive \$9.995M F# 46900 / WEB# 11323

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



OPEN HOUSE

THE PRINCE OF TIDES

THURS. 3/29 12PM-1:30PM. 1391 MEADOW LANE.

Southampton Village. The sound of waves gently lapping beneath your deck, spectacular sunsets over shimmering open water, walking along the ocean beach a hundred yards away ...if any of this is at all compelling, then just maybe you should preview this 3,000 sq. ft. jewel on bucolic Shinnecock Bay. A totally reworked beach house offers the consummate, relaxed Hampton bay front experience often sought but seldom realized, including water view living rooms on both levels, upstairs master with its own water view balcony, 3 additional bedrooms plus staff quarters. Amenities include marble countertops, a stainless steel kitchen, intricate moldings and vaulted ceilings framing walls of windows seemingly inviting the views inside. Expanses of mahogany decking afford ample room to watch ships set sail while enjoying those favorite summer drinks. So... where will you be this summer?

Exclusive \$6.5M F# 72308 / WEB# 34017

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