



SPECTACULAR COBB ROAD COMPOUND

Water Mill. The curtain rises on another superb Simon and Simon production as 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. Grand spaces warmed by 4 fireplaces and radiant heat throughout include impressive great room, formal dining room with wet bar, chefs kitchen professionally equipped, library with fireplace, first floor master with sitting room and study and 4 private guest suites all with built in closets and individual climate controls. A fully finished 4,500 sq. ft. lower level adds recreational areas and staff quarters while a heated and tiled 4 car garage holds all the toys. An elevator accesses all levels and Crestron controls all the major systems. Stone patios fan out to join the 50 ft. Gunite pool, spa, pool house, sunken court with fountain and basketball court and tiki wet bar. A 2 bedroom, 3 bath guest house offers its own Jacuzzi with nearby putting green. Security cameras, generator, 800 amp service and spectacular landscaping ensures the ultimate privacy and piece of mind.

Exclusive Price Upon Request F# 64094 / WEB# 34350

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



OPEN HOUSE

GEORGICA POND INVESTMENT OPPORTUNITY

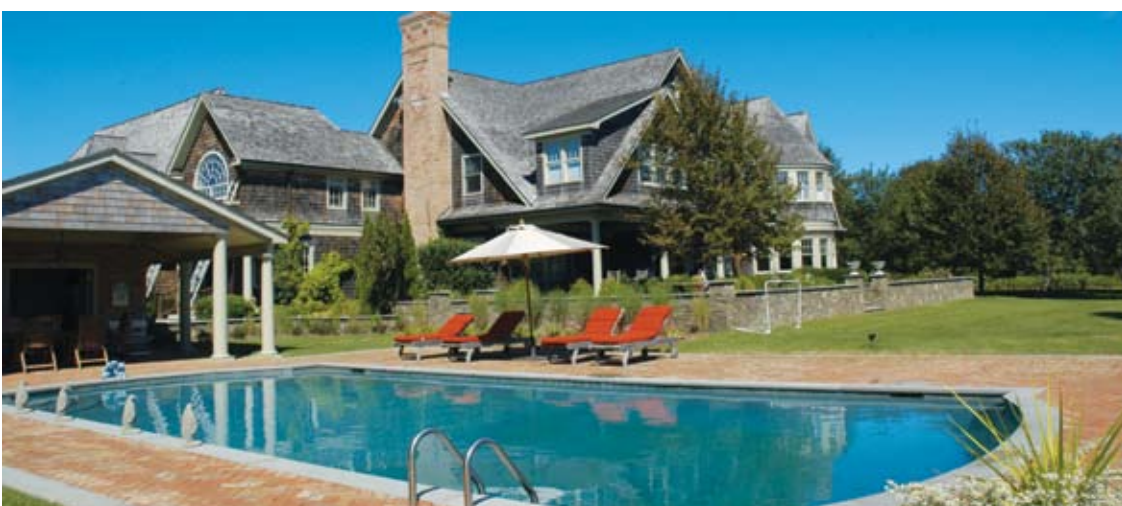
SAT. 1/27, 12PM-2PM. 118 GEORGICA CLOSE ROAD.

East Hampton. Balmly days and sultry evenings await the buyer of a perfectly renovated 4 bedroom country retreat on an inlet of Georgica Pond. Cool white floors welcome you into this perfectly maintained residence that features a sun drenched cathedral ceiling living room, complete kitchen, languorous master bedroom suite and 3 additional bedrooms with 2 additional baths. The second floor loft provides that perfect office or media room and a great place to sleep last minute guests. Outside, broad patios overlook the heated Gunite pool and a private pond with direct access to Georgica Pond, from which you can paddle, sail or boat all the way to the ocean. Best priced opportunity by far for user or investor in a much coveted location.

Co-Exclusive \$4.995M F# 77471 / WEB# 49783

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

David Schwartz 631.324.3900 cell 516.885.9226 dschwartz@corcoran.com



BIG, BOLD, BEAUTIFUL

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 shares the second floor with 4 additional bedroom suites, media room and an expansive billiard room over the garage perfect for additional finished 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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ALMOST OCEAN OFF FURTHER LANE

East Hampton. Spanning 2.2 sun-splashed acres 300 yards from the beach, this 2001 Lawrence Randolph designed home combines masterful construction with state of the art amenities to create the ultimate East Hampton beach house. With a very spacious 8,500 sq. ft. the 7 bedroom residence offers panoramic views from gracious rooms including the state-of-the-art kitchen with its own family room, double height great room, formal dining room, luxurious master suite with private ocean view balcony and his and her baths, 6 additional full baths all with radiant heat and 3,500 sq. ft. of finished space in the basement, all serviced by an elevator. Outside extensive mahogany decking and broad stone patios frame the heated gunite pool, pool house and Har-Tru tennis court amidst superb landscaping. All this with deeded ocean access.

Exclusive \$15M F# 44124 / WEB# 47315

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Gary DePersia, SVP 516.380.0538

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