



M & M CUSTOM HOMES IN EAST HAMPTON SOUTH - COVER PROPERTY

East Hampton. M & M Custom Homes is completing construction in picturesque seclusion on 1.65 acres in the coveted enclave that is Georgica. This 7,800 sq. ft., 8 bedroom traditional offers on the 1st floor great room, library and den all warmed by fireplaces as well as living room, dining room, guest and staff suites. The extensive custom kitchen with butler's pantry and barrel vaulted ceiling offers sitting room with fireplace. Upstairs his and her baths flank the expansive master that is joined by 4 additional ensuite bedrooms. From there, an elevator reaches to the finished basement replete with media, exercise, wine and recreational rooms as well as a staff apartment. Outside a unique cabana will overlook pool, spa and sunken tennis court. All this behind a gated entry only a bike ride to either ocean beaches or village shopping and restaurants.

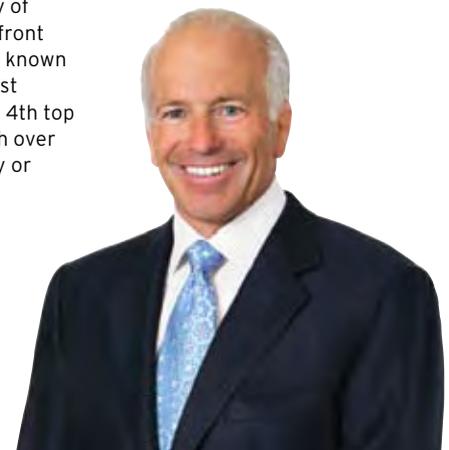
Exclusive \$9.95M F# 99488 / WEB# 41932

Gary DePersia 631.899.0215 cell 516.380.0538 gdp@corcoran.com

Ranked 4th by Sales Volume Nationwide in 2008 by the Wall Street Journal Corcoran's Top Broker by Sales Volume and Rental Units in 2008

In just over 13 years on the East End with Allan Schneider Associates, now the Corcoran Group, Gary DePersia has participated in nearly a billion dollars of real estate transactions with more than 150 of his exclusive listings sold and closed, as well as matching hundreds of his own buyers and renters with the right properties. His inventory of sensational exclusive listings from Southampton to Amagansett includes such standouts as the 55 acre water front oasis Tyndal Point, the 11 acre idyllic pond front estate Morgan Hill Farm and most recently the 40 acre enclave known as Sagaponack Greens. Gary DePersia is consistently ranked among the top producers in the Hamptons. But just recently, in November of 2008, the Wall Street Journal, Real Trends and lore magazine recognized Gary as the 4th top ranked broker by sales volume in their annual list of the "TOP 200" of real estate professionals nationwide with over \$202,000,000 worth of transactions for the previous year. Contact Gary today to discuss listing your property or finding your perfect place in the Hamptons.

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BACK COVER (not ours)

FRONT COVER



SPECTACULAR COBB ROAD COMPOUND

Water Mill. An 8,500 sq. ft. 7 bedroom, 10 bath residence that anchors a gated 2 acre compound within Water Mill South is available for Summer 2009 and longer. Grand spaces include impressive great room, formal dining room, chefs kitchen, den, first floor master, sitting room and study plus 4 private guest suites. A fully finished 4,500 sq. ft. lower level adds recreational areas and staff quarters. Outside are the 50 ft. gunite pool, spa, pool house, sunken court and tiki bar. A 2 bedroom, 3 bath guest house offers its own Jacuzzi with nearby putting green. Exclusive, Price Upon Request F# 64094 / WEB# 34350



FOR THE GENERATIONS

East Hampton South. Three estate style parcels, available separately for the first time, comprise almost 12 acres at the end of Middle Lane. With both compound potential and investment possibilities, a pair of 2.5 acre parcels with no clearing restrictions join a 6.5 acre piece with a large cleared envelope. Each lot has room for major house, pool, pool house and court. Enjoy the current 5 bedroom house, rolling lawn, tennis court, fruit and specimen trees and extensive flowering gardens. Inquire about prices for individual lots or for the entire package. Exclusive, Price Upon Request F# 80052 / WEB# 44738

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RARE 1.4 ACRE LOT IN BRIDGEHAMPTON SOUTH

Bridgehampton South. Plans are available for a 7,000 SF +/- house designed with permits for tennis on 1.4 acre lot. Its southern exposure offers exceptional light all day long. Perfect for new project or to build your Hampton hideaway.

Exclusive \$3.595M F# 98592 / **WEB# 05847**

Gary DePersia 516.380.0538 Peter Huffine 917.929.3901



CAPTAINS NECK LANE

Southampton Village. A new 6-bedroom 8,000 SF +/- residence, includes state of the art kitchen, expansive master reigning over 4 additional bedrooms and a basement offering staff quarters, wine cellar and more. Outside, the pool and pool house anchor a maturely landscaped property all in a coveted location.

Co-Exclusive \$6.25M F# 93535 / **WEB# 49746**



THE COUNTRY HOUSE

Water Mill. Farm field vistas abound from this quintessential Hamptons retreat on 1.6 acres. Weekends will take on a special meaning with 5 bedrooms, living room, formal dining room and complete kitchen together with a finished basement. Outside decking frames the pool, court and spa.

Co-Exclusive \$2.295M F# 97940 / **WEB# 11985**



VIEWS TO A THRILL

Bridgehampton. A dramatic double height entry sets the tone for this 6,000 sq. ft., traditional that includes eat in country kitchen, formal dining room, family/media room and a guest master. Upstairs includes master wing with his and her baths and sitting room plus two guest suites. A perfectly coiffed lawn frames the heated gunite pool.

Exclusive \$3.599M F# 100193 / **WEB# 46401**



WATERFRONT BUILDING LOT WITH PERMITS IN PLACE

Bridgehampton South. Grab your peice of the Hamptons with this waterfront lot along 151 feet of Kellis Pond. The parcel already has permit approvals for large home, separate 2 car garage, pool, and dock. Gorgeous views and water access on a very upscale street.

Exclusive \$2.995M F# 79456 / **WEB# 04667**



SOMEWHERE IN TIME

East Hampton South. This stunning 6,500 SF, 6 bedroom traditional offers exquisite style and sophistication as it embraces a professionally landscaped 1.2 acres south of the highway. Finished basement, guest wing, pool and outside fireplace all reside behind a gated entry.

Exclusive \$7.95 F# 102630 / **WEB# 22451**



PONDVIEW LANE

East Hampton South. Sensational 5,000 SF residence includes great room, kitchen, family room, dining room and 2 masters. 3,000 SF basement offers staff quarters, gym, theater, sauna and steam rooms and wine grotto. Gunite pool and cabana are framed by patio and lawn.

Exclusive \$7.95M F# 47303 / **WEB# 47769**



A DAY AT THE BEACH

Amagansett. Rent or buy this beach pad that exudes an uncomplicated sophistication as a sunsplashed 5 bedroom contemporary enjoys over 100 ft' of pristine beachfront. The great room as well as the master bedroom flow onto decks from which you'll watch ships set sail.

Exclusive \$6.8M F# 77986 / **WEB# 50763**

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**INSIDE BACK COVER
(not ours)**