



## BAYWATCH

**Sag Harbor.** A gated entry opens to this significant waterfront compound, now available for the next owner to ponder all the possibilities at a new very attractive price. A perfectly poised and maintained 5-bedroom post modern on its own 1.5 acres includes expansive views over pool, spa and poolhouse 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 ft. on Great Pond Creek with expansive lawn right to the dock has privacy ensured with mature perimeter landscaping. Inquire about individual lot prices. Co-Exclusive \$7.9M F# 46900 / WEB# 11323



## M & M CUSTOM HOMES IN EAST HAMPTON SOUTH

**East Hampton.** In picturesque seclusion on 1.65 acres in the coveted enclave that is Georgica, a 7,500 sq. ft., 8 bedroom traditional offers great room, library and family room all warmed by fireplaces as well as living room, dramatic kitchen, dining room, guest and staff suites. Upstairs his and her baths flank the expansive master that is joined by 4 additional ensuite bedrooms. From there, an elevator reaches down to the finished lower level replete with home theater, wine cellar, staff suite and gym. Outside a unique cabana overlooks pool, spa and sunken tennis court. All this behind a gated entry. Exclusive \$9.95M F# 99488 / WEB# 41932

**Gary DePersia, SVP, Associate Broker 516.380.0538**

Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by NRT LLC.

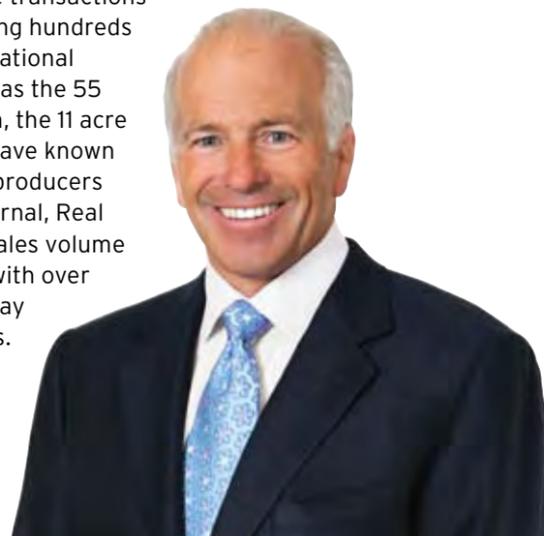


**SAGAPONACK GREENS**

**Sagaponack.** Stretching southwards towards the pristine beaches of the Atlantic Ocean, 40 acres of rolling farmland stands ready to become one of the most exclusive enclaves in the bucolic hamlet of Sagaponack. With 8 estate like lots ranging from 1.5 acres to 2.3 acres, Sagaponack Greens additionally has almost 25 acres of farmland preserved for all eternity. Each lot has room for a significant house, pool, pool house and tennis court. See, hear and smell the ocean from any of these perfectly positioned lots. Intriguing possibilities to carve out a family compound for the generations to come. All this in close proximity to all that makes the Hamptons a world class resort. Inquire about seller financing. Co-Exclusive, Price Upon Request F# 77288 / **WEB# 00363**

**Ranked 4<sup>th</sup> 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 sprawling 8 acre Stone Meadow Farm, 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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**TYNDAL POINT**  
THE HAMPTONS, NEW YORK



Envision a land encompassing 55 acres offering both sunrises and sunsets. Next, imagine a shoreline stretching 3,000 feet along some of the most pristine waterfront with soft, sandy beaches. Then, picture a compound of three separate waterfront residences that watch ships come and go from its two deep water docks. Dream of the deeply dredged, private lagoon with additional docks for safe harbor during storms. Conjure up an expansive pond, beautiful orchards, indigenous wild life and miles of walking trails to enjoy.

No, not the promo for some exotic vacation destination (or maybe it is). And not the location for the next Pirate movie (but it could be). Nor is it the secluded haunt of a mysterious mega mogul (at least not currently). What is it exactly? Simply put, it is the most beautiful waterfront property now available for sale in the Hamptons today. Located on the northern tip of a peninsula that looks at the pristine shorelines of Shelter Island, Sag Harbor and East Hampton's Northwest Harbor, Tyndal Point awaits.

Contact us for a private tour:  
**Gary DePersia**  
516.380.0538 [gdp@corcoran.com](mailto:gdp@corcoran.com)  
[corcoran.com/tyndalpoint](http://corcoran.com/tyndalpoint)



# The Hamptons for Buyers... Sellers... Renters... Investors

Amagansett to Southampton...Sagaponack to Sag Harbor

North of the Highway...South of the Highway



**Bridgehampton South. Morgan Hill Farm. WEB# 47191**  
12,000 sq. ft., 800 ft. pondfront, 11.5 acres, horse property.



**Bridgehampton. Timeless South of the Highway. WEB# 54711**  
7,000 sq. ft., 8 bedrooms, 8 baths, room for tennis, 3.7 acres.



**BUY OR RENT**

**East Hampton South. Maidstone Area Estate. WEB# 31569**  
8,000 sq. ft., 6 bedrooms, 9 bath, pool, tennis, 1.8 acres.



**BUY OR RENT**

**Southampton Estate Area. Captain's Neck Lane. WEB# 49746**  
8,000 sq. ft., 6 bedroom, finished basement, pool, pool house.



**Water Mill South. Cobb Road Compound. WEB# 34350**  
11,000 sq. ft., 7 bedrooms, guest house, tennis, 2 acres.



**Bridgehampton. Horse Country. WEB# 00806**  
5.5 acres, room for substantial house, pool and court.



**East Hampton South. For The Generations. WEB# 44738**  
3 lot subdivision. 2.3 acres, 2.7 acres and 6.5 acres.



**BUY OR RENT**

**East Hampton South. Pondview Lane. WEB# 47769**  
5,000 sq. ft., 6 bedrooms, home theater, pool house, 1.10 acres.



**BUY OR RENT**

**East Hampton South. Somewhere In Time. WEB# 63690**  
6,500 SF +/-, 6 bedroom, finished basement, pool, 1.2 acres.



**BUY OR RENT**

**East Hampton South. Georgica Compound. WEB# 10032**  
6,000 sq. ft., 6 bedroom, 5 bath, guest house, pool, 2.75 acres.



**BUY OR RENT**

**East Hampton. To The Manor Born. WEB# 27216**  
6,500 sq. ft., 7 bedrooms, pool, room for tennis, 6 acres.



**Amagansett. Fresh Pond. WEB# 42038**  
5,500 sq. ft., 6 bedrooms, 5.5 bath, pool, 2.4 acres.



**BUY OR RENT**

**East Hampton South. On The Lanes. WEB# 51949**  
6,000 sq. ft., 6 bedrooms, 5.5 bath, pool, pool house, 1.10 acres.

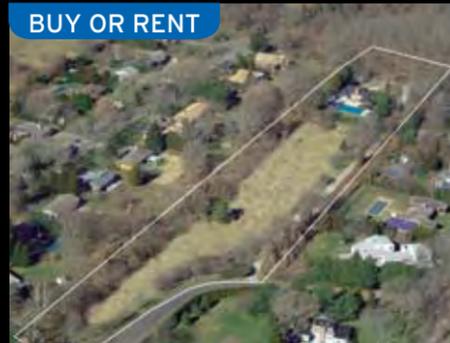


**Water Mill. New Ground. WEB# 15383**  
7,000 sq. ft., 7 bedroom, 9 bath, pool, cabana, tennis, 2.3 acres.



**BUY OR RENT**

**Sagaponack South. Big, Bold, Beautiful. WEB# 44758**  
12,000 sq. ft., 8 bedrooms, 11.5 baths, finished basement.



**BUY OR RENT**

**East Hampton Village. Compound Potential. WEB# 29323**  
2,500 sq. ft., room for guest house, horses and barn, 4 acres.



**Water Mill. Reserved For You. WEB# 11985**  
5,100 sq. ft., 5 bedrooms, 3.5 bath, pool, tennis, 1.6 acres.



**Bridgehampton. View To A Thrill. WEB# 46401**  
5,786 sq. ft., 4 bedrooms, 7 bath, gunite pool, 1.10 acres.

Corcoran's Top Rental Broker by Units 2008

Corcoran's Top Broker by Sales Volume 2008

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