



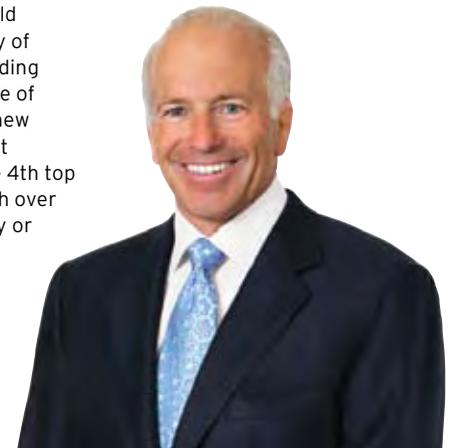
#### FRESH POND

**Amagansett.** In very hot Amagansett North, another McDonough & Conroy designed house has come to market on nearly 2.5 very private acres, poised midway between village shopping and bay beaches. The six bedroom, 5,500 sq. ft. traditional with a combination of consummate detail and generous room sizes will attract a discerning buyer. The gracious entry leads past the den to a double height great room with a commanding floor to ceiling fireplace. The complete kitchen opens to an elegant dining room. The expansive first floor master is joined by 4 additional ensuite bedrooms as well as a huge bonus room over the garage that could be fashioned into the sixth bedroom. A series of French doors lead to bluestone patios that frame the heated gunite pool, itself served by a separate pool bath. A deep full basement with window wells and a three car garage complete this wonderful offering. Exclusive \$2.995M F# 74198 / WEB# 52015

Gary DePersia 631.899.0215 cell 516.380.0538 [gdp@corcoran.com](mailto:gdp@corcoran.com)

## In uncertain times isn't it best to go with a proven leader?

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 currently is approaching \$500,000,000 including such standouts as the 55 acre water front oasis Tyndal Point, the sprawling 8 acre Stone Meadow Farm, the site of the 2007 & 2008 Red Cross Ball, the 11 acre idyllic pond front estate Morgan Hill Farm as well as over a dozen new construction projects. 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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**MECOX AREA ESTATE FOR SALE OR RENT**

**Water Mill.** Sited on a gorgeous 1.5 acres, a 7,100 sq. ft. 9 bedroom residence, has a newly fashioned floor plan and interiors by Greg MacKenzie with great room, living room, library and screened porch, all warmed by fireplaces. The custom kitchen, formal dining room, guest bedroom and staff suite completes the first floor. Upstairs the master is joined by 4 additional bedrooms with bathrooms all ensuite. A finished basement includes staff quarters, media room, wine cellar, gym, sauna and more. Outside the generous patios frame a heated Gunite pool, spa and sunken Har-Tru tennis court. Exclusive, Price Upon Request F# 95982 / WEB# 52422



**GEORGICA PONDFRONT**

**East Hampton.** Balmy 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 lagoon with direct access to Georgica Pond, from which you can paddle, sail or boat all the way to the ocean. The best priced user or investment opportunity on the pond. Inquire about possible rental. Exclusive \$4.85M F# 77471 / WEB# 49783



**CAPTAINS NECK LANE**

**Southampton.** A new 6 bedroom traditional is ready in a coveted estate location. The foyer, featuring a unique curved stairway with walnut railing along with cathedral height paneled walls and barrel vaulted hallways, sets the tone for the 8,000 sq. ft. of finished space on three levels, warmed by 5 custom fireplaces. The state of the art kitchen leads to the light flooded breakfast room with heated stone floors. Upstairs the expansive master reigns over 4 additional ensuite bedrooms while the finished basement offers staff quarters, wine cellar and ample room for gym/media rooms. Outside, the 400 sq. ft. pool house with cabana kitchen, anchors a maturely landscaped property that includes Gunite pool, Spa, built-in grill and lawn. Co-Exclusive \$6.45M F# 93535 / WEB# 49746



**COBB ROAD TRADITION**

**Water Mill.** A stately thoroughbred reigns serenely over a 2.6 acre estate as a long drive leads to a 7,800 sq. ft. 9 bedroom residence. Common rooms include gracious living room with fireplace, formal dining room, den and inviting sunroom. A large updated kitchen is augmented by adjacent serving areas. The numerous bedrooms, including generous master with fireplace allows ample accommodations for family, guests and staff. Landscaped property frames heated gunite pool, legal 2 bedroom guest house and detached three car garage. Room for tennis and available contiguous acre. Co-Exclusive, Price Upon Request F# 95114 / WEB# 31620

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BACK COVER  
(not ours)

FRONT COVER



**SAGAPONACK GREENS - COVER PROPERTY**

**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 1.4 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. Co-Exclusive, Price Upon Request F# 77288 / WEB# 00363

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

Amagansett to Southampton...Sagaponack to Sag Harbor

North of the Highway...South of the Highway



East Hampton. Stone Meadow Farm. WEB# 52610  
18,000 sq. ft., guest house, pool house, barn, tennis, 8 acres.



East Hampton. Room To Roam. WEB# 54931  
5,500 sq. ft., 4 bedrooms, 5.5 bath, pool, tennis, 13.5 acres.



East Hampton. Maidstone Area Estate. WEB# 47839  
10,000 sq. ft., 6 bedroom, tennis, pool house, 2.7 acres.



East Hampton. Hedge Row. WEB# 29323  
2,500 sq. ft., 4 bedrooms, 3 bath, pool, reserve, 4 acres.



East Hampton. Georgica Carriage House. WEB# 14589  
3,500 sq. ft., 4 bedrooms, 3.5 baths, pool, 1.4 acres.



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



Wainscott. Classic Beach House. WEB# 44598  
3,500 sq. ft., 6 bedroom, 4.5 baths, pool, bike to beach.



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



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



Bridgehampton. Morgan Hill Farm. WEB# 47191  
12,000 sq. ft., 800 ft. pondfront, 11.5 acres, south of highway.



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



Water Mill. Mecox Area Estate. WEB# 11985  
5,100 sq. ft., 5 bedrooms, 3.5 bath, pool, tennis, 1.6 acres.



Water Mill. New Ground. WEB# 15383  
7,000 sq. ft., 7 bedroom, 7.5 bath, pool, tennis, 2.3 acres.



Water Mill. Reserved For You. WEB# 53422  
6,800 sq. ft., 10 bedroom, finished basement, tennis, 1.5 acres.



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



Sag Harbor. Waterfront Community. WEB# 49488  
3,800 sq. ft., 4 bedrooms, 5 baths, pool, deeded beach access.



North Haven. Tyndal Point. WEB# 52126  
55 acre, 3,000 ft. waterfront, 3 residences, deep water docks.



North Haven. Waterfront Compound. WEB# 11323  
House, pool, pool house on 1.5 acres. Contiguous 2.3 acre lot.

Exceptional Properties.....Exceptional Results

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INSIDE BACK COVER  
(not ours)