

Exceptional Properties...Exceptional Results



Bridgehampton. \$5.25M WEB# 42989



Southampton. \$3.15M WEB# 51182



Southampton. \$8.7M WEB# 43597



Water Mill. \$5.75M WEB# 65465



Water Mill. \$16.995M WEB# 05304



East Hampton. \$15M WEB# 40937



Sag Harbor. \$7.95M WEB# 46720

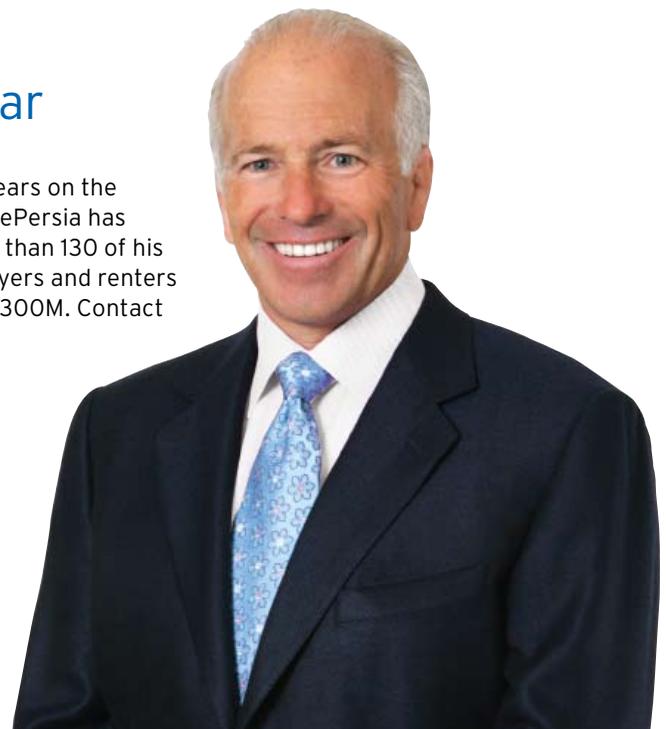


Southampton. \$4.995M WEB# 34017

Corcoran's 2007 Hamptons Exclusive Listing Broker of the Year

In uncertain times, isn't it best to go with a proven leader? In just over 12 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 130 of his exclusive listings sold and closed, as well as matching dozens of his own buyers and renters with the perfect options. His inventory of exclusive listings often exceeds \$300M. Contact Gary DePersia to discuss listing or finding your Hampton property.

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SPECTACULAR COBB ROAD COMPOUND BY SIMON & SIMON

Water Mill. An 8,500 sq. ft. 7 bedroom, 10 bath residence that anchors a gated 2 acre compound deep within Water Mill South is available for Summer 2008 or forever. Grand spaces include impressive great room, formal dining room with wet bar, chefs kitchen, adjoining den, first floor master, sitting room and study plus 5 private guest suites. A fully finished 4,500 sq. ft. lower level adds recreational areas and staff quarters. Outside the 50 ft. Gunite pool, spa, pool house, sunken court and tiki bar are enhanced by a 2 bedroom, 3 bath guest house with its own Jacuzzi with nearby putting green. MD-LD: \$750K, Aug-LD: \$400K, July-LD: \$700K Exclusively for Sale, Price Upon Request, F# 64094 / WEB# 34350
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MIDDLE LANE

East Hampton. Linden Cottage, built in 2007, commands over 2 manicured acres of English gardens and specimen trees in a coveted Maidstone area location. This 8,500 sq. ft. residence ushers you into a gracious entry foyer leading to a living room, library, dining room, professionally equipped kitchen, family room and conservatory. The second floor features a master wing which reigns over 5 guest suites. The lower level includes gym with sauna, a screening room, wine cellar and staff suite. Room for tennis, gunite pool, heated 3-car garage and a gated entry complete this offering. MD-LD: \$450K, July-LD: \$395K, Co-Exclusively For Sale: \$14.995M F# 96462 / WEB# 13436

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AUTHENTIC GEORGICA CARRIAGE HOUSE

East Hampton. A long gated driveway leads to this wonderful renovation of a quintessential 1920's carriage house. Original details combine with updated amenities to offer gourmet kitchen, charming living room, dining room and 4 bedrooms including extensive 1st floor master. Outside, the secluded 1.4 acres sheltered by stately pines includes a broad manicured lawn and beautiful plantings overlooking the heated Gunite pool. In addition, there is a wonderful modern 4 bedroom residence on an adjacent 1.4 acres that can be purchased along with the carriage house.

Exclusive \$5.995M F#98283 / WEB# 14589

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PONDVIEW LANE

East Hampton. The double height great room sets the dramatic tone continued throughout this 5,000 sq. ft. residence including the incredible kitchen with adjacent family room, formal dining room, 1st floor master with adjoining den/sitting room and a 3 car garage. Upstairs the master bedroom with fireplace reigns over 3 additional ensuite bedrooms. The 3,000 sq foot finished basement offers staff quarters, screening room, gym, sauna and steam rooms, rec room and wine grotto. Outside the sprawling freeform heated Gunite Pool enjoys a pool house surrounded by specimen plantings.

MD-LD: \$350K, Co-Exclusively For Sale: \$9.995M F# 47303 / WEB# 47769

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HOLLY LANE

Water Mill. Beautifully sited on an acre, a 5 bedroom, 6 bath 5,000 +/- sq ft residence offers the feel, amenities and proximity that many consider necessary for that quintessential Hamptons experience. A stunning first floor offers gracious paneled entry, gourmet eat in kitchen, expansive living room and adjacent media room, formal dining room and guest suite. Upstairs master with fireplace is joined by 3 additional ensuite bedrooms. Outside the heated Gunite pool with spa is framed by an expansive lawn which itself is flanked by mature trees and plantings.

Co-Exclusive \$4.995M F# 99521 / WEB# 35625

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CAPTAINS NECK LANE

Southampton. The foyer, featuring a unique curved stairway along with barrel vaulted hallways, sets the tone for the 8,000 sq. ft. of finished space on three levels. The state of the art kitchen leads to the breakfast room with heated stone floors. Upstairs the 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 and built-in grill, set behind 15' foot privet.

Exclusive \$7.9M F# 93535 / WEB# 49746

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