



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

corcoran.com/tyndalpoint

corcoran

corcoran group real estate





HARMONY ON GEORGICA'S EAST HOLLOW

East Hampton South. The myriad Hampton elements of water, air, sand and grass combine within a 5,000 sf residence that blends harmoniously into 2 acres of tranquility in East Hampton's Georgica. The unique shingled residence combines rooms of varying heights to separate private from common areas. The cathedral ceiling living room with fireplace and open dining area forms a dramatic centerpiece from which all else flows. The first floor master wing is a complex unto itself offering bedroom with sitting room and fireplace, office, exercise area, walk-in closet and spa-like bath. The 25' X 15 ft double height kitchen is a culinary mecca. A separate 2 bedroom, 2 bath guest wing is found upstairs along with a study while a bunkhouse type bedroom easily handles the weekend overflow. The finished basement offers a 2,000 bottle glass enclosed wine room, gym, full bath and potential staff bedroom. The screened porch accesses the mahogany decks that overlook the 75' long heated Gunite pool, cabana and Har-Tru court, all in close proximity to village shops and ocean beaches. Co-Exclusive, Price Upon Request F# 102018 / WEB# 42988



MAIDSTONE AREA ESTATE

East Hampton South. Imagine a bucolic setting at the end of a long, private country lane south of the highway within close distance to both pristine ocean beaches and world class village shopping. Next, imagine a 6 bedroom, 9 bath house set within almost 2 acres of beautiful landscaping offering nearly 8,000 sq ft of masterful construction, consummate detailing and a sensible flow. Finally, imagine sitting in your fireplaced screened porch looking out at your gunite pool, pool house and tennis court surrounded by verdant lawn while listening to your favorite music. But, why imagine when you can contact me to actually preview this sensational offering. Exclusive \$10.95M F# 87570 / WEB# 31569 Gary DePersia 516.380.0538 gdp@corcoran.com



MAJESTY REIGNS ON CAPTAINS NECK

Southampton Village. With a prestigious address, a Fleetwood/Dalene, 8,500 SF +/- 7 bedroom 2004 masterpiece stands sentry over 2 superbly landscaped acres. The brilliant floor plan includes paneled double height entry, great room and nearby den both with fireplaces as well as a dramatic kitchen with adjacent fireplaced morning room. A glorious master suite is bolstered by 6 guest bedrooms. A kaleidoscope of color explodes outside enjoyed by those using the pool, spa, patio with fireplace and all weather tennis court. Specimen trees add a regal touch to this incredible property. Exclusive \$15.95M F# 104617 / WEB# 38880



THE VILLAGE LATCH INN

Southampton Village. Steeped in history, this unique 5 acre property, once home to the Grand Annex for the famed Irving Hotel, was restored to also include other other private residences such as the "Terry House" and the two rear "Homestead" buildings with the connecting Victorian greenhouse. A gracious ambiance envelops the current estate. 2 blocks to village shops, featuring numerous uniquely decorated rooms, some with fireplaces, balconies, decks and all with modern conveniences. Amenities include a heated pool, tennis court, a Victorian greenhouse, and modern sculptures. This is a unique opportunity to acquire a property with pre-existing zoning conditions allowing for numerous possibilities and future development. Exclusive, Price Upon Request F# 96995 / WEB# 06314

Gary DePersia, SVP, Associate Broker, 516.380.0538, gdp@corcoran.com

Gary DePersia, SVP, Associate Broker 516.380.0538
Tim Davis, Senior Managing Director 631.283.7300 ext 211

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

Exceptional Properties...Exceptional Results
sold transactions in 2010



IN CONTRACT

East Hampton \$6.9M*



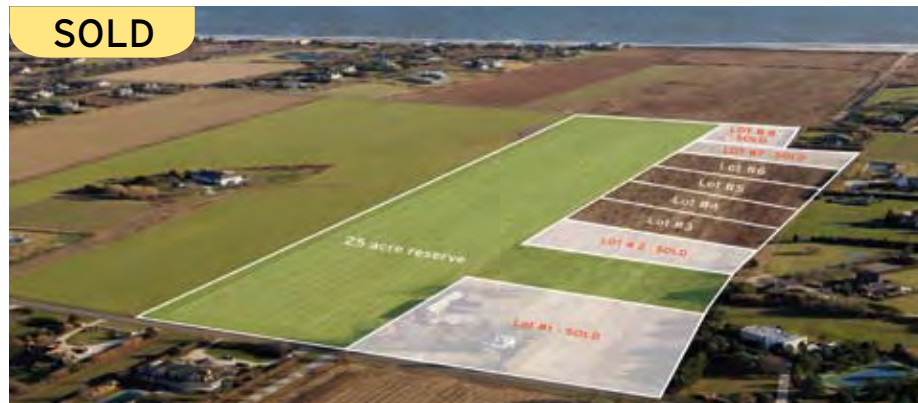
SOLD

Bridgehampton \$14.995M*



SOLD

East Hampton \$7.95M*



SOLD

Sagaponack \$16.45M*



SOLD

Water Mill \$3.599M*



SOLD

East Hampton \$3.25M*



SOLD

Water Mill \$3.1M*

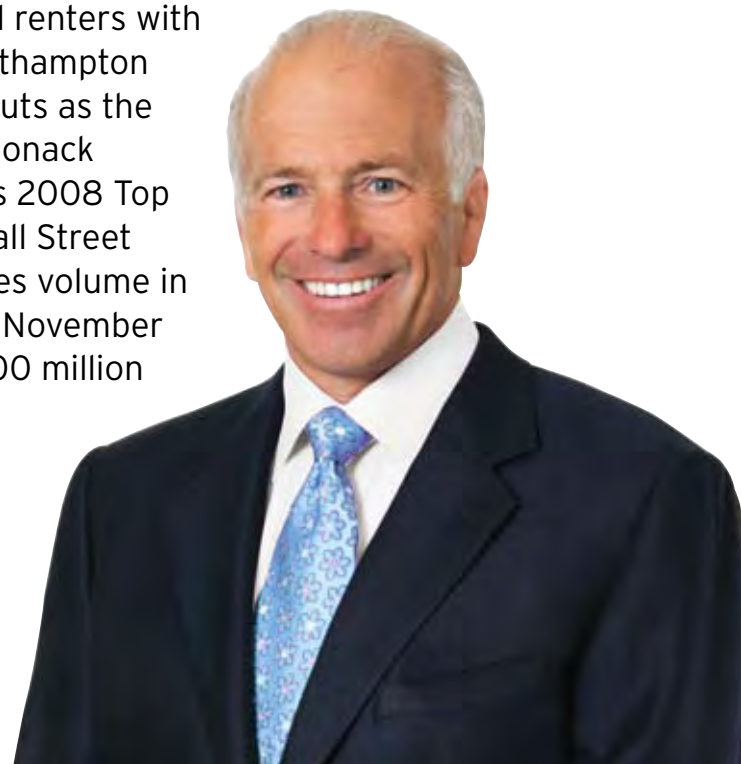


SOLD

Bridgehampton \$1.675M*

Southampton to Montauk...Sagaponack to Shelter Island

With nearly \$50 million dollars worth of properties sold or newly put in contract in 2010, Gary DePersia has shown why buyers, sellers and renters continue to contact him for all their needs in the Hamptons. In just 14 years on the East End Gary has participated in nearly a billion dollars of real estate transactions with more than 160 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 and from Sagaponack to Shelter Island includes such standouts as the 55 acre water front oasis Tyndal Point, the 40 acre enclave known as Sagaponack Greens as well as a dozen new construction projects. While being Corcoran's 2008 Top Broker by Sales Volume and by Rental Units, Gary was recognized by the Wall Street Journal, Real Trends and lore magazine as the 4th top ranked broker by sales volume in their annual list of the "TOP 200" of real estate professionals nationwide in November of 2008. With two assistants Gary has no problem with covering almost \$600 million dollars worth of property currently listed with him. Contact Gary today to discuss listing your property or finding your perfect place in the Hamptons.



Gary DePersia, SVP, Associate Broker

d: 631.899.0215 m: 516.380.0538

gdp@corcoran.com corcoran.com/gdepersia