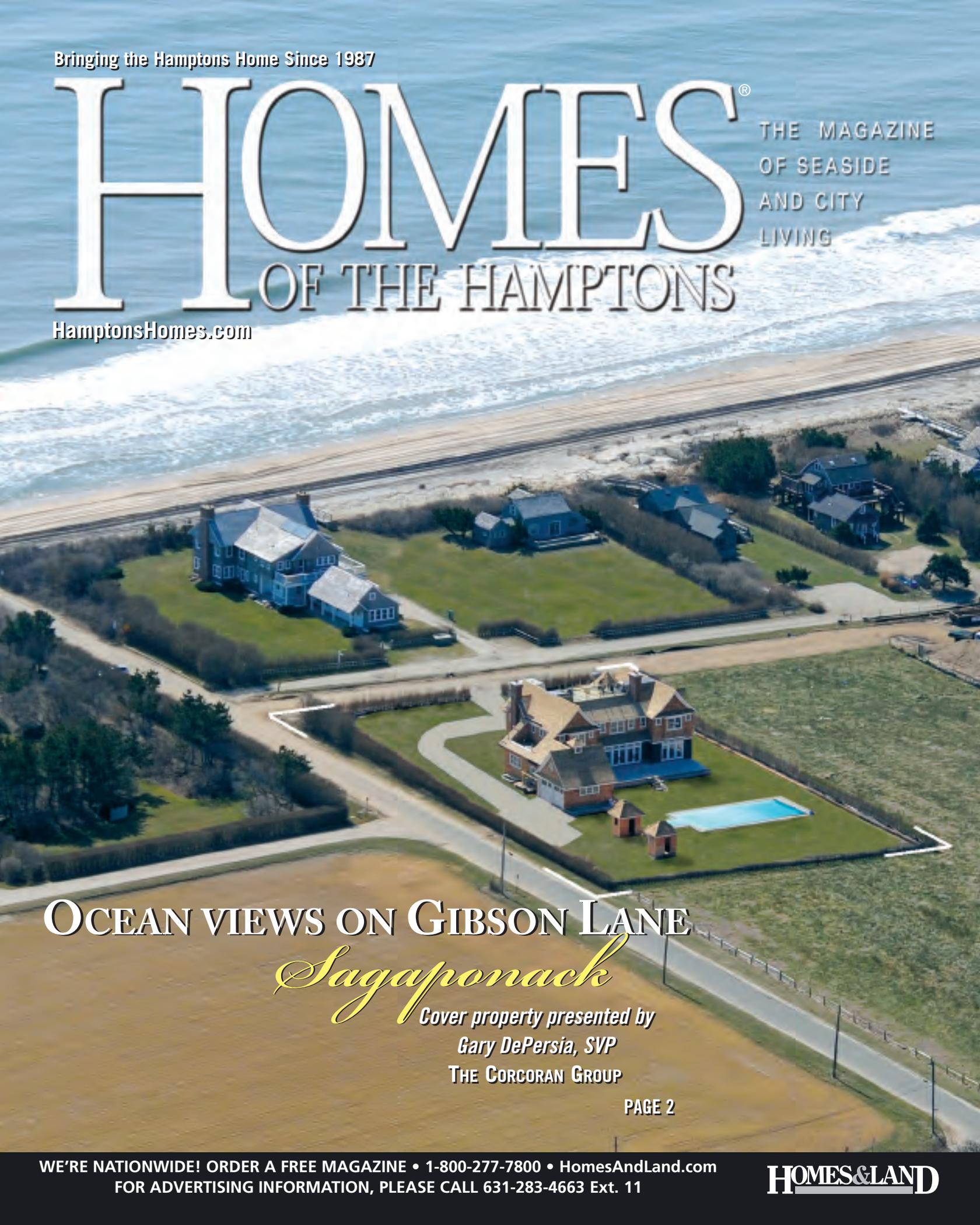


Bringing the Hamptons Home Since 1987

# HOMES<sup>®</sup> OF THE HAMPTONS

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OCEAN VIEWS ON GIBSON LANE

*Sagaponack*

*Cover property presented by*

*Gary DePersia, SVP*

THE CORCORAN GROUP

PAGE 2

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**HOMES&LAND**

BACK COVER

FRONT COVER



**ALMOST OCEAN ON GIBSON LANE - COVER PROPERTY**

**Sagaponack South.** With the surf crashing only 500 feet away, an 8,500 SF+/-, 6 bedroom residence is being built in a legendary location. Framed by ocean to the south and 11 acres of reserve to the north (with 25% ownership of same), a gated drive will usher the lucky owner to a paneled entry foyer leading to great room, formal dining room and den, all warmed by fireplaces as well as the superbly outfitted kitchen with gathering room. A bedroom suite, a pair of powder rooms and a 2 car garage complete the first floor. Upstairs the master bedroom with expansive bath and 2 ocean view terraces reigns over 3 additional bedrooms. The 300 SF+/- roof deck offers panoramic views of ocean and surrounding countryside. The finished lower level includes gym, massage room, steam room and sauna as well as optional movie theater, wine cellar, game room, staff suite and laundry room. Outside, the 20x50 gunite pool with 8x8 spa is serviced by a cabana. With a price millions below the competition, better see this now!  
Co-Exclusive \$11.9M F# 106451 / **WEB# 10852**

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**SKIMHAMPTON ROAD**

**East Hampton South.** Ocean breezes and superb location on a south of the highway private lot sets the stage for this custom designed and beautifully finished home by master carpenters and artistic landscapers. This 5,000 SF +/- home features a double height paneled entry and staircase that leads to 2 story great room with fireplace, formal dining room, and country kitchen. Coffered ceilings in library/den with built-in cabinetry and convenient downstairs master suite with elegant bath of Jerusalem limestone, complete the generous first floor living area. The second floor includes four spacious guest rooms and a dramatic open gallery. A finished lower level includes state-of-the-art theater, mahogany bar, full bath, wine cellar, pool room, gym area, massage room, and much more. An attached garage affords plenty of room for all your Hamptons toys. The stunning grounds include a gunite pool set with a Misty Rose patio surrounded by landscaping offering complete privacy.  
 Exclusive \$3.595M **WEB# 45734**

Gary DePersia, SVP, Associate Broker 516.380.0538 [gdp@corcoran.com](mailto:gdp@corcoran.com)

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**CLASSIC GEORGICA COMPOUND**

**East Hampton South.** Warm summer days and sultry nights await that lucky buyer fortunate to snag this turn of the century compound on a rare 3+/- acre lot south of the highway in East Hampton's Georgica. Stroll to the beach, village shopping or places of worship from this beautifully restored 3-story, 6 bedroom property that features 2 parlors, country kitchen and large dining room. The newly renovated 3 bedroom 2 story guest house with full kitchen, living room and fireplace will make weekend entertaining effortless. After days by the heated Gunite pool you'll be able to stroll into town for some much needed shopping. And oh yes, tennis is also an option. Unique, compelling and very available.  
 Co-Exclusive \$4.995M **WEB# 10032**

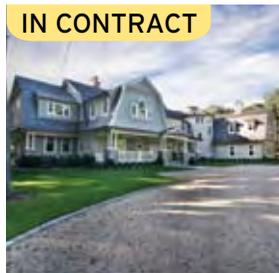
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**INSIDE BACK COVER**

## over 60 million reasons to contact Gary DePersia in 2010



Water Mill \$7.995M\*



East Hampton \$8.95M\*



East Hampton \$6.9M\*



Bridgehampton \$14.995M\*



East Hampton \$7.95M\*



Sagaponack \$16.45M\*



Water Mill \$3.599M\*



Wainscott \$3.25M\*



Water Mill \$3.1M\*



Bridgehampton \$1.675M\*

## Southampton to Montauk...Sagaponack to Shelter Island

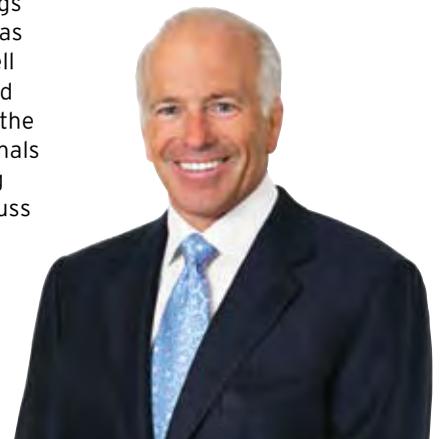
With over \$60 million dollars worth of properties that are either sold or in contract in 2010, Gary DePersia has shown why buyers, sellers and renters continue to contact him for all their needs in the Hamptons. In almost 15 years on the East End Gary has participated in over a billion dollars of real estate transactions with more than 170 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 three full time assistants Gary has no problem with covering almost \$500 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

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\*Prices are as last advertised.





**FARRELL BUILDING COMPANY SAGONACK ESTATE**

**Sagaponack South.** Nestled at the end of a private drive lies an exquisite 8,000 SF+/-, 7 bedroom estate. This shingled traditional home has all of the modern amenities including state of the art electronics, sundrenched open spaces, custom woodwork, moldings and cabinetry. Fireplaces warm great room, living room, dining room, library and master bedroom. The Christopher Peacock eat in kitchen forms the centerpiece of this residence. The lower level has a theater, living room with fireplace, wine cellar, gym, steam room, sauna and staff suite. The property offers vistas over a 20 acre protected reserve and includes a heated gunite pool and sunken Har-Tru tennis court. Although the beach is only a short ride away you'll probably never leave. Exclusive \$9.95M **WEB# 54454**



**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, picture a 6 bedroom, 9 bath house set within almost 2 acres of beautiful landscaping offering nearly 8,000 SF+/- of masterful construction, consummate detailing and a sensible flow. Finally, think about sitting in your fireplaced screened porch looking out at the 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 preview this sensational offering at a stunning new price. Exclusive \$10.95M **WEB# 31569**



**FARRELL BUILDING COMPANY IN WAINSCOTT SOUTH**

**Wainscott South.** A 1.2 acre private lot presents an exceptional opportunity to own a 6,000 SF+/- custom crafted home which includes 5 bedrooms, including a master suite with fireplace, 5 1/2 bathrooms, formal living room, dining room, great room with fireplace and professional kitchen. Typical Farrell details include grand two story foyer with raised wood panels, coffered ceilings and extensive wood moldings. A finished basement with high ceilings adds another 2,000 SF+/- of living space including rec areas, staff lounge and full bath. A heated gunite pool and professional landscaping complete this package only one mile to the beach. Inquire for more details about this pre-construction offering. Exclusive \$4.495M **WEB# 43843**



**WEST BANKS WATERFRONT**

**North Haven.** Heroic sunset views are just the prologue to the legend that describes this masterfully constructed waterfront manor perched high above the bay in a privileged setting. Meander along 250 ft. of direct shoreline and through 2.6 secluded landscaped acres. Watch ships set sail as you swim in the a heated gunite pool with spa. Navigate its 6,000 SF+/- of living space exquisitely detailed and meticulously maintained. Entertain effortlessly with large gourmet kitchen, formal dining room, media room and 5 bedrooms. The large master suite has a private waterview balcony and fireplace. This rare offering is the only waterfront for sale among a handful of homes in this gated community that shares both dock and tennis. Exclusive \$8.495M **WEB# 29701**

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