



SPECTACULAR COBB ROAD COMPOUND

Water Mill South. The curtain rises on another superb Simon and Simon production as masterful construction, generous room sizes and consummate finishes combine within this 8,500 SF+/-, 7 bedroom, 10 bath residence that anchors a gated 2 acre compound behind stone walls deep within Water Mill South's estate section. Grand spaces warmed by 4 fireplaces and radiant heat throughout include impressive great room, formal dining room with wet bar, chef's kitchen professionally equipped, adjoining den with fireplace, first floor master with fireplace, sitting room and study plus 4 private guest suites all with built-in closets and individual climate controls. A fully finished 4,500 SF+/- lower level adds recreational areas and staff quarters while a heated and tiled 4 car garage holds all the toys. An elevator accesses all levels and a Crestron system controls major systems. Stone patios fan out to join the 50 ft. gunite pool, spa, pool house, sunken court with fountain and basketball court and tiki wet bar. A 2 bedroom, 3 bath guest house offers its own Jacuzzi with nearby putting green. Inquire about July, August or 2 week rental for this unique property. Exclusive, Price Upon Request **WEB# 34350**

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

Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by NRT LLC. * Prices are as last advertised.



FOR THE GENERATIONS

East Hampton South. With one lot sold and another in contract, there now remains only one estate style 2.3 acre parcel between Hither and Middle Lanes. Enjoy the current 5 bedroom house, rolling lawn, specimen trees and extensive flowering gardens while from the unique 45 ft tall tower look out over the existing countryside all the way to the ocean which is only a postprandial stroll away. If your needs dictate a new house, you'll be glad to know that there is ample room for a significant residence, pool, pool house and tennis court enhanced by the grandeur of the existing landscaping. Exclusive, Price Upon Request **WEB# 24677**



A TOUCH OF TUSCANY IN WATER MILL

Water Mill. If you long for something more continental but require the proximity of the Hamptons, come see this Tuscan villa sprawling across 5+ acres of exquisite grounds perched above the horse country of Water Mill. A grand entry opens to generous common rooms warmed by 3 fireplaces as well as 7 bedrooms, 8.5 baths to accommodate weekend guests. Outside the heated Gunite pool is serviced by its own carriage house with full kitchen, 2 full baths, living room and full basement with your own tennis court nearby on site. Established landscaping, a gated entry and an oversized garage complete this singularly unique offering. With a new lower price, now would be a good time to preview this sensational property. Co-Exclusive \$3.85M **WEB# 27954**



FITHIAN LANE

East Hampton. An in-town, south of the highway lifestyle is only the prologue to the story that celebrates this new 6000+/- sq ft 6 bedroom traditional, privately sited behind a gated entry on more than an acre within close distance to all that makes East Hampton a world class destination. This superbly detailed residence offers living room, formal dining room, den, master bedroom and guest bedroom all warmed by fireplaces. The well equipped kitchen is flanked by butlers pantry and large eat in area. The master bedroom with luxurious bath and sauna joins 5 additional bedrooms. Covered porches overlook the well landscaped property, a 45' gunite pool with spa as well a pool house with fireplace. Inquire about July/August rental. Co-Exclusive \$6.495M **WEB# 51949**

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GEORGICA POND INVESTMENT OPORTUNITY

East Hampton South. Balmy days and sultry evenings await the buyer of a perfectly renovated 4+ bedroom country retreat on an inlet of Georgica Pond, East Hampton. 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. Outside, broad patios overlook the heated gunite pool and a secluded lagoon with direct access to Georgica Pond. Best priced user or investment opportunity by far for this much-coveted location. Exclusive \$4.45M **WEB# 44738**

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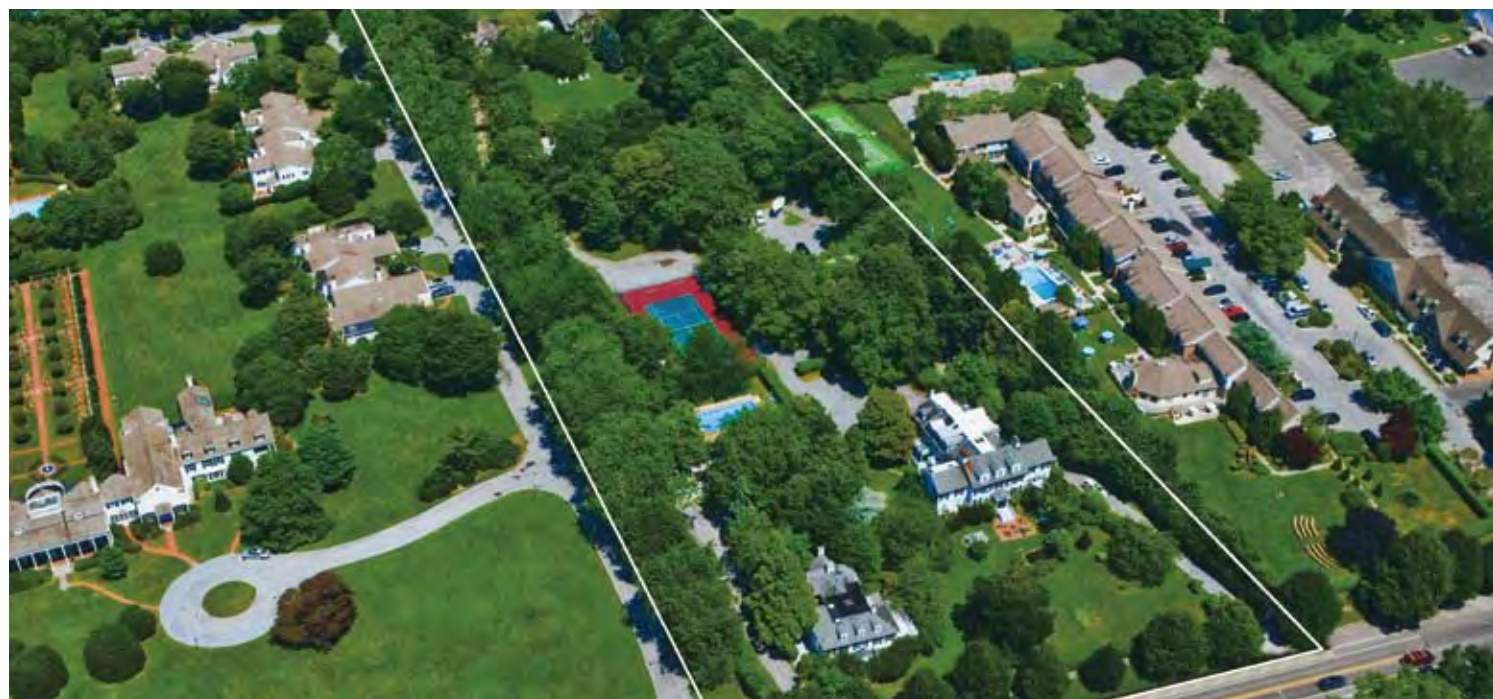
SAGAPONACK GREENS

Sagaponack South. 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 4 lots already sold and closed, Sagaponack Greens is taking shape as one of the most successful luxury land developments in the Hamptons as some of the most revered builders and architects begin work. The remaining 4 lots, just shy of 2 acres each, have room for a significant house, pool, poolhouse and tennis court. See, hear and smell the ocean from any of these perfectly positioned lots as intriguing possibilities exist to carve out a compound for the generations to come. The 25-acre reserve is available for purchase as well, perhaps for an equestrian enthusiast who has imagined riding with the ocean waves as a backdrop. All this in close proximity to all that makes the Hamptons a world class resort. Inquire about seller financing.

Co-Exclusive, Price Upon Request **WEB# 21047**

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THE VILLAGE LATCH INN

Southampton Village. Steeped in history dating back to the dawn of the 20th century, this unique 5 acre property has a rich and storied tradition. Formally the Grand Annex to the famed Irving Hotel, where New York society and others escaped the stifling summer heat, the Village Latch was restored in the mid 1970's to also include private residences such as the Terry House with 12 bedrooms and the two rear Homestead buildings with the connecting Victorian greenhouse, which came from the former Merrill Lynch estate next door designed by renowned architect Stanford White, now known as Whitefields. A gracious ambiance envelops the current estate, within walking distance to down town Southampton. The Great Gatsby style main residence features 37 uniquely decorated rooms, some with fireplaces, balconies, decks and all with modern conveniences; from mansion buildings, to spacious suites and wicker filled sitting rooms to kitchen facilities from which breakfast has been served for decades to fortunate guests. Amenities include a heated pool, tennis court, a Victorian greenhouse, and modern sculptures. All this is now available for the next owner to ponder the possibilities and new life for this estate. This is a unique opportunity to acquire a property with pre-existing zoning conditions allowing for numerous possibilities. Perhaps a new townhouse development or a luxurious spa, a tennis resort or simply a magnificent personal estate with various guest houses. The choices are yours!
Exclusive, Price Upon Request F# 96995 / WEB# 47197

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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

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www.tyndalpt.com

