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THE MAGAZINE  
OF SEASIDE  
AND CITY  
LIVING

HamptonsHomes.com

## GEORGICA ROAD *East Hampton*

Cover property presented by  
Gary DePersia, SVP  
THE CORCORAN GROUP

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**HOMES&LAND**



BACK COVER

FRONT COVER

**THE PINNACLE**

**Montauk.** Drama, elegance and sunsets unfold on two single and separate parcels, offering stunning views of the Lake, Harbor and Block Island Sound. A striking 5,000 SF+/- residence, conceived by noted Hampton architect Bruce Nagel and executed flawlessly by Andressen & Bulgin, features imported full length walls of window that frame the vast liquid backdrop with views to Gardiners Island offering some of the most magnificent sunsets on the entire East End. The 80 ton Champlain Stone fireplace stands sentry over the grand two story great room while the open granite and birch kitchen facilitates cooking and entertaining. The privately sited master suite becomes an oasis and is hidden from the additional 4 bedrooms with baths. This unique property allows for a guest house, which can be built on the contiguous shy acre. Fabulous established landscaping with expansive lawn frame the 40 heated pool, spa, decking and entertaining areas itself embraced by a 700 acre county owned greenbelt.  
Exclusive \$9.975M WEB# 39416

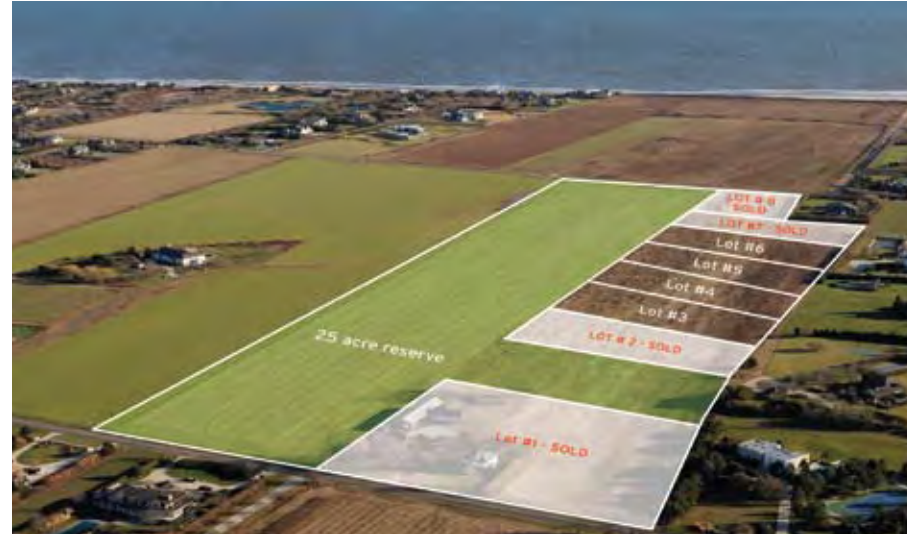


**ALMOST OCEAN ON GIBSON LANE**

**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 WEB# 10852

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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. Each of the remaining 4 lots, just shy of 2 acres each, all have room for a significant house, pool, pool house and tennis court. The 25 acre reserve is available for purchase as well, perhaps for an equestrian who has imagined riding with the waves of the ocean 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# 00363**



#### ELEGANT TRADITIONAL ON 5.2 ACRES IN BRIDGEHAMPTON HORSE COUNTRY

**Bridgehampton.** An elegant country traditional sits proudly in the center of this gorgeous property in close proximity to Polo, the Hampton Classic and all that the charming village of Bridgehampton provides. Compelling interiors include living room with fireplace, country kitchen, formal dining room, study/bedroom with fireplace, master suite with intimate bath and fireplace, plus two additional en suite bedrooms. Park like grounds and acres of lawn embrace the heated Gunite pool, pool house and Har-Tru tennis court providing an estate like feel to the property with vistas of reserve all around.  
Exclusive \$4.995 **WEB# 42555**



#### HARMONY ON GEORGICA'S EAST HOLLOW

**East Hampton.** A 5,000 SF+/-, 5 bedroom residence blends harmoniously into 2 acres of tranquility. The cathedral ceiling living room with fireplace and open dining area forms a centerpiece from which all else flows. The first floor master wing offers bedroom with sitting room and fireplace, office, exercise area, walk-in closet and spa-like bath. The double height kitchen is a culinary mecca expertly outfitted to accommodate cooking and entertaining. A separate 2 bedroom, 2 bath guest wing is found upstairs along with a study and private balcony. The finished basement includes wine room and gym. outside the screened and covered porches access the generous mahogany decks that overlooks the 75' long heated Gunite pool, unique pool cabana and tennis court. All this in close proximity to village shops and ocean beaches.  
Co-Exclusive \$7.5M **WEB# 42988**



#### SHELTER ISLAND MODERN WITH POOL & GUEST HOUSE

**Shelter Island.** Designed by the internationally acclaimed Morris-Sato Studio and beautifully sited on a tree-lined acre with slices of Gardiners Bay, a dramatic 6-bedroom, modern home and guesthouse balance stature with understated elegance. The clean lines and meticulous detailing and construction throughout infuse the light filled spacious home with remarkable serenity and grace. The warmth and color of the radiant heated Kota stone floor underscores the connection to nature with year round comfort. Windows and terraces celebrating both light and views articulate the personal spaces of the second level bedrooms. The single-storied guesthouse and garage buildings are arranged to form a beautifully sequestered sun filled courtyard for the swimming pool and gardens, linking to the natural scenery and water beyond.  
Co-Exclusive \$4.195M **WEB# 43801**

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# INSIDE BACK COVER





#### GEORGICA ROAD - COVER PROPERTY

**East Hampton South.** Defined by an aesthetic that reaches across centuries while celebrating the best of what's new, an 8 bedroom residence commands over 3.5 acres in a coveted Georgica location. Timeless splendor and a gracious elegance converge within this Peter Cook/Men at Work 11,600 SF+/- collaboration that welcomes you into a dramatic double height entry over antique wide plank oak floors, reclaimed from New England barns that fan out to exquisite common rooms augmented by custom fireplaces, wainscotted ceilings and intimate spaces. A beamed, cathedral ceiling kitchen is bolstered by separate butlers kitchen. The first floor master wing with office and private access to gym is joined by 2 additional bedrooms while 3 more guest suites await upstairs. A separate 2 bedroom apartment with its own staircase can be used for staff needs or extra weekend company. A sense of tranquility and a park like setting envelop the expansive lawn areas, specimen trees and flowering gardens that surround the pool and pool house with room for tennis. All this behind a gated entry and just a short distance to village shopping and ocean beaches.

Co-Exclusive \$17.9M WEB# 37379

## Exceptional Properties...Exceptional Results

With over \$80 million dollars worth of properties sold and another \$6M in contract in just the first six months of 2010, Gary DePersia has shown why buyers, sellers, renters and investors 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 over \$400 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.

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**LIVING ON THE EDGE...**

**Southampton.** ...Of Southampton Village is where you will be with this newly renovated 2,400 sq ft traditional on a spacious, cleared acre. Bordering a horse farm on a quiet cul de sac, a crisp 4 bedroom home features living room, den with fireplace renovated kitchen and baths, beautiful heated pool and an expansive deck for outside dining and lounging plus a two car garage.  
Exclusive \$995K **WEB# 52886**



**CURB APPEAL**

**East Hampton.** Get used to it as cars slow down to marvel at this masterfully constructed, custom designed traditional on very desirable Old Orchard. The 3 room master suite with fireplace is the crown jewel in this 6 bedroom, 7.5 bath, 6,700 sq ft stately home. The uber-kitchen with every amenity opens to a den with fireplace, butler's pantry and to a formal dining room. Five uniquely appointed and privately placed guest bedrooms, each with baths ensuite, beckon those fortunate enough to be invited to stay the night. A double height paneled entry opens to the 20 ft tall living room with fireplace that looks out onto stone terraces and the heated gunite pool set on 1.4 beautifully landscaped acres. Inquire about August rental.  
Exclusive \$4.595M **WEB# 46106**



**QUINTESSENTIAL GEORGICA CARRIAGE HOUSE**

**East Hampton South.** A long driveway from Georgica Road leads to this wonderful renovation of a quintessential 1920's carriage house south of the highway in East Hampton. Original details combine with updated amenities to offer gourmet kitchen, charming living room, expansive 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 convenient gated service entrance. All this within close distance to village shopping, ocean beaches and places of worship. Now being offered at a very attractive price.  
Exclusive \$4.95 **WEB# 14589**



**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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**BRIARCROFT**

**East Hampton.** The Park Avenue of historic Springs is the location for an 4,500 SF+/- residence sitting across from a meadow like preserve. A double height great room with fireplace is the centerpiece of a beautifully appointed 4 bedroom traditional which additionally includes an eat-in custom kitchen, sun room with pool bath as well as a den with fireplace and full bath. A master wing with fireplace and luxurious bath completes the first floor. Upstairs, 3 bedrooms await lucky weekend guests. French doors open to a deck and Bisazza tiled heated Gunite pool framed by a stone patio and expansive lawn. Exclusive \$1.995M **WEB# 44423**



**EAST HAMPTON SOJOURN**

**East Hampton.** You've always talked about that house you'd buy in East Hampton close to the village. Your house doesn't need a famous pedigree, but knowing that it was done by Forst & Silverblank would be comforting. It would be nice too if it was all on one level with a private master bedroom. And didn't your wish list include a screened porch, den with fireplace and a finished basement? And naturally, you'd expect a substantial lot surrounding the heated pool with possible room for tennis. Well I just happen to have one if you're still in the market, a 4 bedroom 3,500 SF+/- post modern on a beautifully landscaped 3 acre lot on bucolic Two Holes of Water Road. Shouldn't you book your preview today? Exclusive \$2.295M **WEB# 52387**



**WATER MILL RESIDENCE ON RESERVE**

**Water Mill.** Just a short distance north of Southampton and Water Mill, a 6,800 sq. ft. 10 bedroom residence is now complete on 1.5 acres bordering 80 acres of reserve. This offering has a Great room, living room, gourmet kitchen, formal dining room and guest suite completes the 1st floor. Upstairs the expansive master is joined by 5 additional bedroom suites. The finished basement offers areas dedicated for media, gym, wine and recreational use. Outside the lush lawn and landscaping frame the heated Gunite pool, and sunken tennis court. Co-Exclusive \$4.675M **WEB# 95438**



**WAITING IN WAINSCOTT SOUTH**

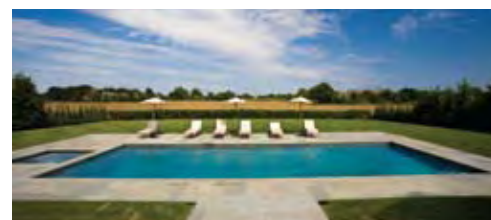
**Waincott South.** A 6 bedroom, 3,500 SF+/- modern beach house features an open floor plan with a sun drenched double height great room, private upstairs master, first floor guest bedrooms and a separate bedroom wing with media room for your guests privacy. Outside the heated pool is surrounded by ample decking and landscaping. Co-Exclusive \$1.995M **WEB# 44598**

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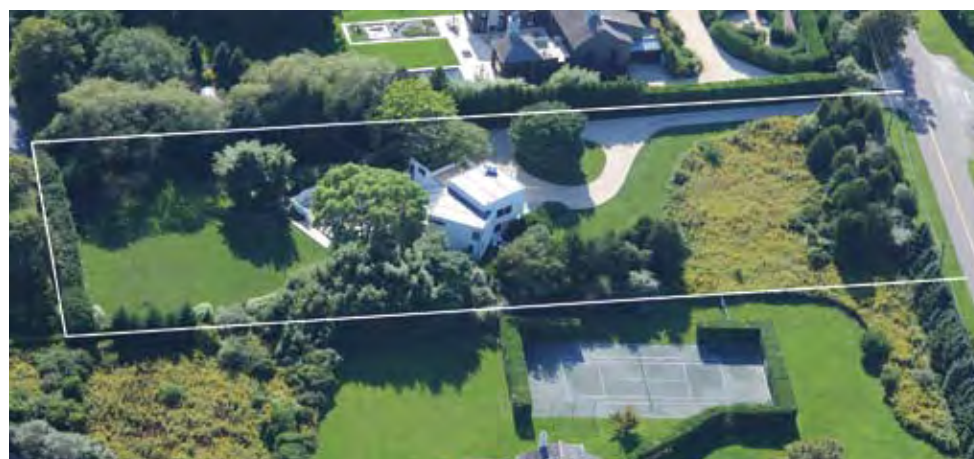
**FARRELL BUILDING COMPANY SAGAPONACK ESTATE**

**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**



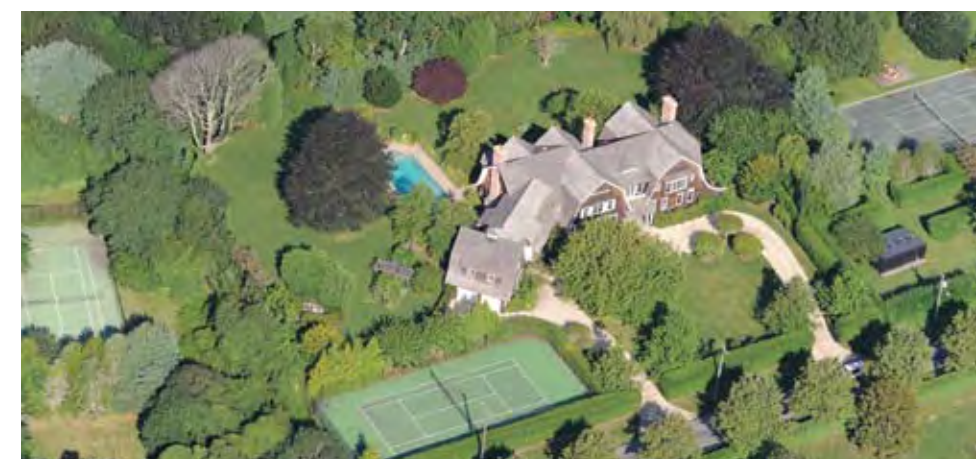
**SILVERA PROPERTIES OFFERS MECOX BAY ACCESS ESTATE**

**Water Mill South.** This 8,500 SF+/-, 7 bedroom, Water Mill south estate offers the fortunate new owner a double height entry over Brazilian cherry floors, coffered ceiling living room with fireplace, media room, sunroom, expansive kitchen with adjoining living room, staff suite, powder room and pool bath. Upstairs the grand master suite, offering luxurious bath and a pair of walk in closets; is joined by 5 additional guest bedrooms with baths all ensuite. The landscaped grounds are home to sunken all weather court, gunite pool, spa and a sea of manicured lawn. Take your boat from your own dock to access the ocean beach across Mecox bay. The three car garage comes in handy and there is plenty of room for a pool house if desired. Co-Exclusive \$10.95M **WEB# 42568**



**SAGAPONACK SEA BREEZES**

**Sagaponack South.** Sea breezes and farmland vistas will greet you each and every day if you are quick enough to buy this classic beach house in very hot Sagaponack South on 1.5 acres. Soaring ceilings and an open floor plan set the tone for this pristine sophisticated 4 bedroom, 3.5 bath residence. Outside the heated pool overlooks expansive decking, lawn and landscaping with room for tennis. Or if modernism is not your thing, this is the perfect site to build your own vision of the quintessential Hamptons get-a-way only a bike ride away from ocean beaches and the Sagg Store. Exclusive \$4.995M **WEB# 40344**



**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 **WEB# 38880**

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