



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 inviting waterfront with soft, sandy beaches. Then, picture a compound of three separate waterfront residences and two carriage houses 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.

And now, for the first time, Tyndal Point has received preliminary approvals to subdivide its 55 Acres into 6 lots which can be owned in pairs with final approvals expected by years end. Each estate like 2-lot parcel will range from 17 to 20 acres allowing for a waterfront residence and an interior guest house. The northern most pair already has one deep water dock capable of accommodating large boats plus another next to the ferry. The southern most pair has approvals in place for a new dock to be constructed in front of the existing glass house. Both the southern lots and the middle lots have access to the dredged lagoon with additional dockage. Contact us for your private tour today.

Contact us for a private tour:

Gary DePersia

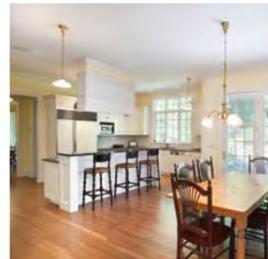
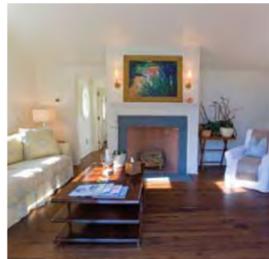
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www.tyndalpt.com

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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' granite pool with spa as well as a pool house with fireplace. Make your appointment today. Co-Exclusive \$6.495M **WEB# 51949**

AMAGANSETT ELITE
Amagansett. Sequestered at the end of a cul-de-sac behind a gated entry, this Larry Kane 6 bedroom, 6000 +/- sq ft residence offers masterful construction and impressive symmetry. Spread out before you is the great room with fireplace that opens to the formal dining room. The heart and soul of your days will happen in the expansive kitchen, professionally equipped and enhanced by fireplaced eat in area. Upstairs the spacious master suite with fireplace, his & her closets and bath is joined by 3 bedrooms. A separate guest wing has 2 additional ensuite bedrooms. The light filled finished basement offers more possibilities. The verdant 2 acre property includes stone walls, brick patio and colorful landscaping that frame the heated pool. Exclusive \$2.85M **WEB# 29926**



HOW DO YOU TAKE YOUR GIN?
Southampton Village. If you prefer your Gin close at hand with the ocean just beyond, then a 6,500 SF +/- residence eagerly awaits you on nearly 2 acres of manicured grounds behind a gated entry in a very exclusive neighborhood. Storied Southampton estate streets frame this Old Town address as a dramatic living room ushers you into European inspired interiors that include a large eat in kitchen, 6 bedrooms, den/media room and a billiards/game room. Winding stone paths encircle the freeform pool and spa, all weather North/South tennis court and a landscape plan that includes copious lawn laced with specimen trees, extensive gardens and well established perimeter plantings insuring privacy. Second floor views of the ocean and Old Town Pond might inspire some to begin again with a new, more modern structure sitting even higher in this coveted location. However you take your Gin, savor this newly reduced offering soon before its gone. Exclusive \$9.75M **WEB# 32990**



THE PINNACLE
Montauk. Drama and elegance 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**



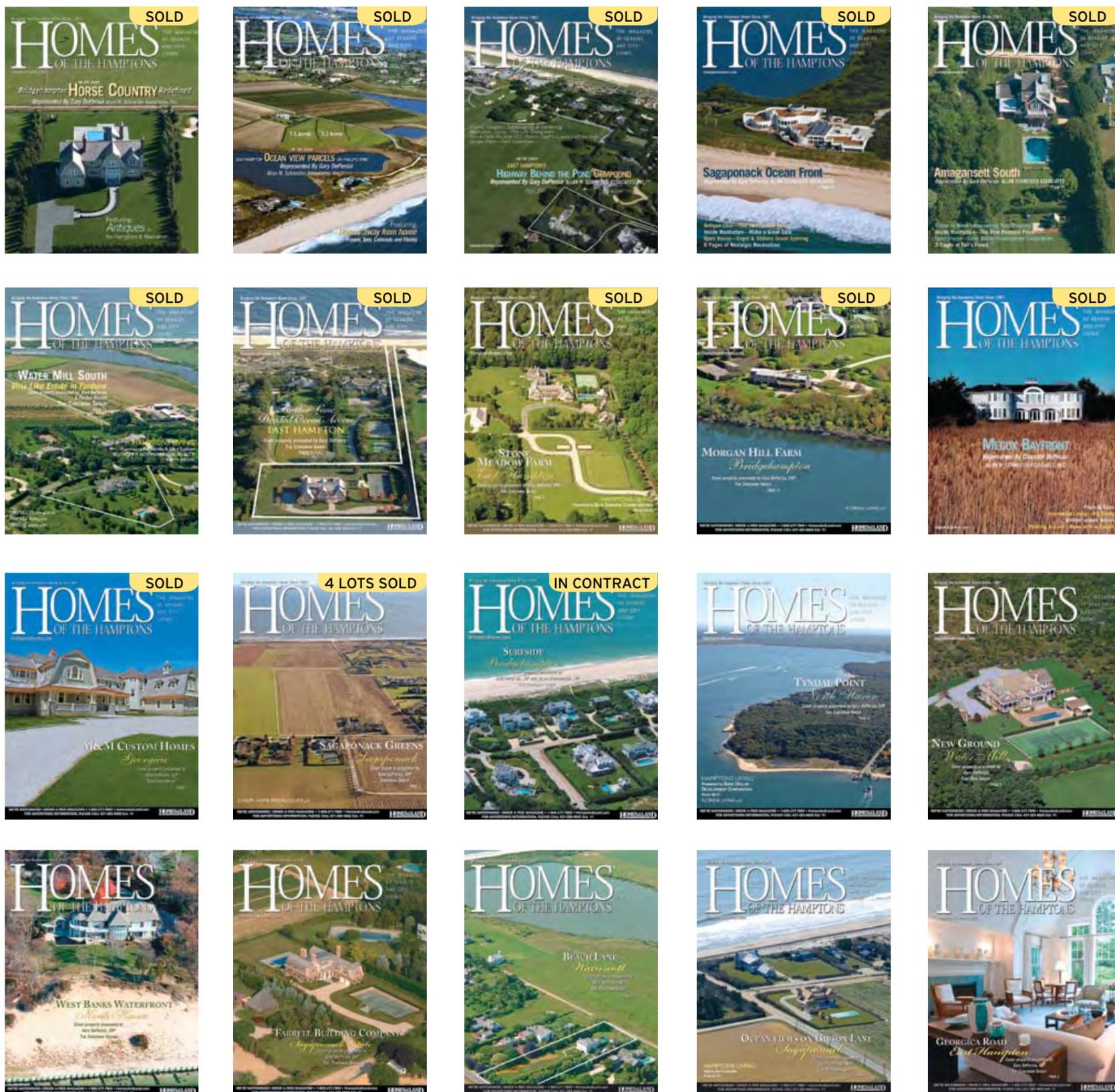
THE VILLAGE LATCH INN
Southampton Village. Steeped in history dating back to the dawn of the 20th century, this unique 5 acre property has a rich and storied tradition. Formally the Grand Annex to the famed Irving Hotel, the Village Latch was restored in the mid 70's to also include private residences such as the Terry House with 12 bedrooms and the two rear Homestead buildings with the connecting Victorian greenhouse. The Great Gatsby style main residence features 37 uniquely decorated rooms, some with fireplaces, balconies, decks and all with modern conveniences; from mansion buildings. 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, or simply a magnificent personal estate. Exclusive, Price Upon Request **F# 96995 / WEB# 47197**

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covering exceptional properties with exceptional results for 15 years



Southampton to Montauk...Sagaponack to Shelter Island

With over \$80 million dollars worth of properties sold and another \$20M in contract since the beginning of the year, 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 the full range of services available to expedite the sale or purchase of your property in the Hamptons.

Gary DePersia, SVP, Associate Broker

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