



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.

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

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Water Mill South. Price Upon Request. **WEB# 34350**
8,500 SF+/-, guest house, gunite pool, tennis, 2 acres.



East Hampton South. \$5.95M **WEB# 24677**
2,500 SF+/-, 5 bedrooms, 4.5 baths, room for pool, 2.3 acres.



North Haven. \$8.495M **WEB# 29701**
6,100 SF+/-, 6 bedrooms, 5.5 baths, pool, bayviews, 2.6 acres.



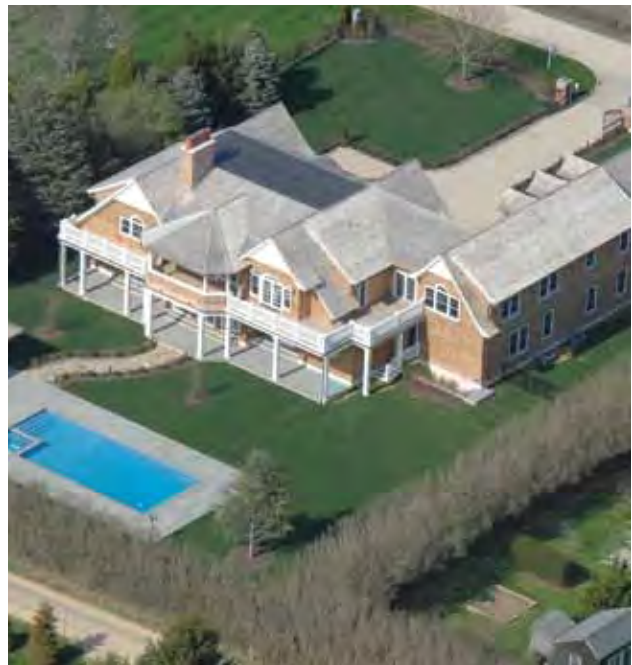
East Hampton. \$4.595M. **WEB# 46106**
6,700 SF+/-, 6 bedrooms, 7.5 baths, gunite pool, 1.4 acres.



Shelter Island. \$4.195M **WEB# 43801**
6,000 SF+/-, 6 bedrooms, 5.5 baths, pool, guest house, 1 acre.



Water Mill South. \$3.5M **WEB# 28996**
4,500 SF+/-, 6 bedrooms, 6.5 baths, pool, .70 acre.



Sagaponack South. \$8.495M **WEB# 44758**
12,000 SF+/-, 8 bedrooms, pool, finished basement, 1.24 acres.



Southampton Village. \$9.75M **WEB# 32990**
6,500 SF+/-, 6 bedrooms, 6.5 baths, pool, tennis, 2 acres.



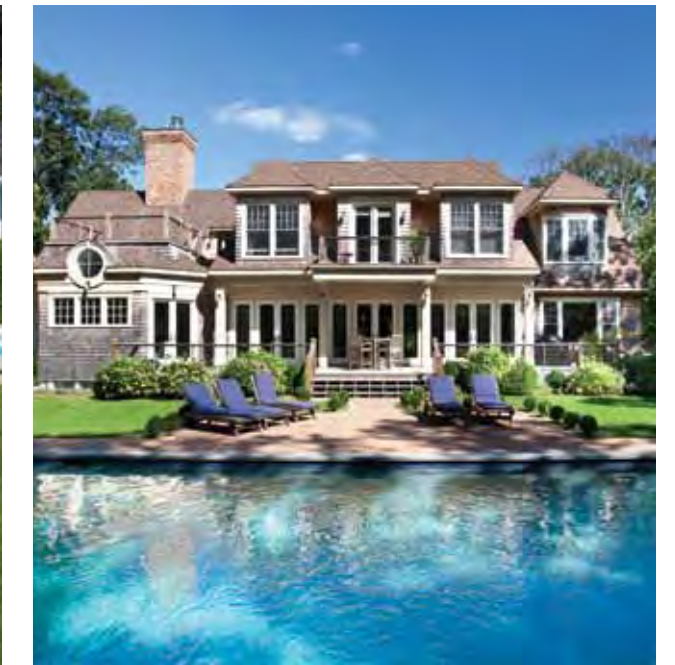
East Hampton South. \$7.5M **WEB# 42988**
5,000 SF+/-, 5 bedrooms, 7 baths, pool, tennis, 1.84 acres.



Water Mill. \$3.5M **WEB# 27954**
7,800 SF+/-, 7 bedrooms, pool, tennis, guest house, 5 acres.



East Hampton. \$3.25M **WEB# 29323**
2,500 SF+/-, 4 bedrooms, 3 bath, pool, reserve, 4 acres.



Sag Harbor. \$2.3M **WEB# 49488**
3,800 SF+/-, 5 bedrooms, 4.5 bath, pool, geothermal, .5 acres.



Sagaponack South. \$4.995M. **WEB# 40344**
3,600 SF+/-, 4 bedrooms, 3.5 baths, gunite pool, 1.5 acres.



East Hampton South. \$4.995M **WEB# 10032**
6,000 SF+/-, 6 bedrooms, guest house, pool, 2.75 acres.



Sagaponack. \$1.050M. **WEB# 02682**
room for large house, pool, pool house and court. 6.6 acres.



East Hampton. \$2.295M **WEB# 52387**
3,500 SF+/-, 4 bedrooms, 3.5 bath, pool, 3 acres.



Water Mill. \$2.295M **WEB# 11985**
5,100 SF+/-, 5 bedrooms, 3.5 bath, pool, reserve, 1.66 acres.



East Hampton. \$1.995M **WEB# 44423**
4,500 SF+/-, 4 bedrooms, 5.5 bath, pool, 1.3 acres.



Water Mill. \$5.575M **WEB# 15383**
7,000 SF+/-, 7 bedrooms, 7.5 baths, pool, tennis, 2.1 acres.



Wainscott South. \$4.75M **WEB# 43803**
6,300 SF+/-, 6 bedrooms, 7.5 baths, pool, 1.2 acres.



Water Mill. \$4.675M. **WEB# 53422**
10,000 SF+/-, 10 bedrooms, gunite pool, tennis, 1.4 acres.



Wainscott. \$1.995M **WEB# 44598**
3,400 SF+/-, 6 bedrooms, 4.5 bath, pool, 1.10 acres.



Bridgehampton. \$3.995M **WEB# 00806**
room for 12,000 house, pool and tennis, 5.5 acres.



Bridgehampton. \$995K **WEB# 52886**
2,400 SF+/-, 4 bedrooms, 2.5 bath, pool, .92 acres.

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



HALSEY LANE

Water Mill South. Mecox Bay and ocean breezes combine to caress a classic 6,300 SF gambrel poised on almost 3 meadow-like acres in a serene south of highway setting. Wide plank oak flooring ushers one over a brilliant floor plan that includes a stunning living room with fireplace and coffered ceiling, den/bedroom with bath and formal dining room. The large, country kitchen with fireplace includes breakfast nook and pantry. Upstairs, the master bedroom, complete with fireplace, private terrace and luxurious bath with heated floors is joined by four additional en suite bedrooms. All have access to the 2nd floor living room with fireplace tendering large vistas of Mecox Bay. The finished lower level additionally provides staff quarters, media room, and gym/playroom. A home automation system allows one to control and monitor the geothermal HVAC system and other house functions from anywhere. A clever front to back covered porch with fireplace and bath overlooks a 20 x 45 foot heated gunite pool, raised spa and sunken tennis court all embraced by extensive lawn and artful landscaping. Unique, compelling and available today.
Co-Exclusive \$8.25M **WEB# 45845**

Southampton to Montauk...Sagaponack to Shelter Island

With almost \$90 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, the historic Southampton Village Latch 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 DePersia to explore the full range of services available to sell, buy, rent or invest in the Hamptons today.



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