



**SPECTACULAR COBB ROAD COMPOUND**

**Water Mill South.** Sequestered behind stone walls, another Simon and Simon production combines masterful construction, generous room sizes and consummate finishes within an 8,500 sq. ft. 7 bedroom, 10 bath residence that anchors a gated 2 acre compound in an estate setting. 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 and maids room. The first floor master wing with fireplace, sitting room and study is joined by 4 private guest suites upstairs 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 connects all levels while 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. Security cameras, generator, 800 amp service and spectacular landscaping ensures the ultimate privacy and piece of mind.

Exclusive, Price Upon Request WEB# 34350

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



**TYNDAL POINT**

**North Haven.** 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 well before 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. Both the southern lots and the middle lots have access to the dredged lagoon with additional dockage. Do the math. With the recent sale of just 3 vacant acres nearby for \$12M, isn't time to contact us for your private tour? Co-Exclusive \$44.99M WEB# 52126

**Southampton to Montauk...Sagaponack to Shelter Island**

With more than 20 properties sold or 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 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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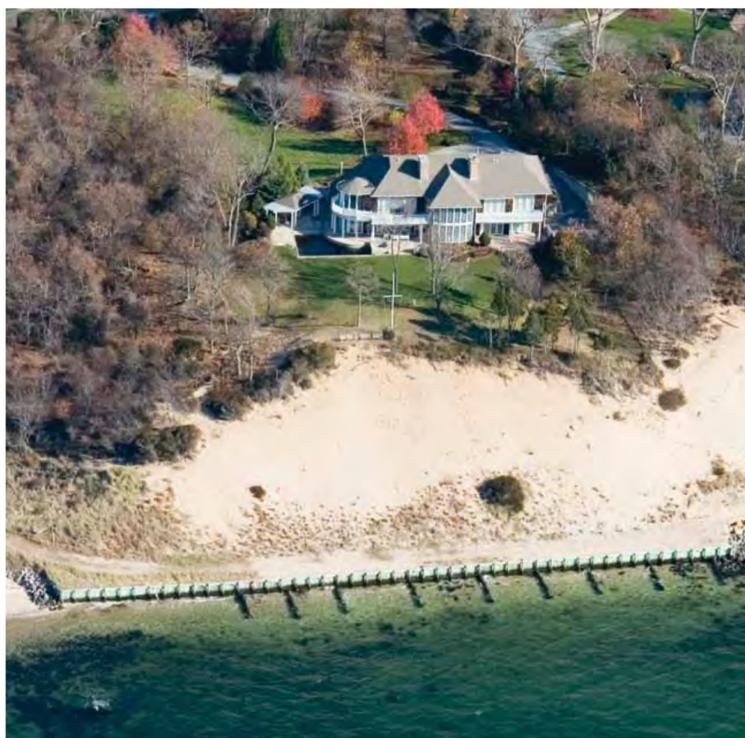
**HERITAGE FARM LANE**

**East Hampton.** Almost as if it just stepped out from the pages of a chic habitat magazine, this Tarbet built residence is now available for the next owner to enjoy. Poised on an acre on the cusp of East Hampton Village, a four bedroom 3,800 SF shingled traditional radiates relaxed sophistication from one interesting space to the next. An old fashioned wrap around porch invites all to cross into living spaces that include living room with fireplace, formal dining room as well as a large eat in kitchen fully equipped. The spacious first floor master suite is joined by 3 additional bedrooms upstairs, all with baths ensuite. A finished lower level adds recreational and living space along with a full bath. From the covered porch enjoy the verdant landscape plan that frames the heated gunite pool, lawn and stone patios. Sophisticated yet uncomplicated and available for you to preview today.  
Exclusive \$2.495M **WEB# 10664**



**FOR THE GENERATIONS**

**East Hampton South.** With 2 lots sold, there now remains only a single estate style parcel at the end of Middle Lane upon which to ponder all the possibilities. Enjoy the current 5 bedroom house, rolling lawn, fruit and specimen trees as well as extensive flowering gardens while your plan for this magnificent property comes to fruition. 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. There exists ample room for a substantial new house, pool, cabana and tennis court offering southern exposure for those who would wish to start anew. Location and potential coupled with a compelling price demands your attention today.  
Exclusive \$5.95M **WEB# 24677**



**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 heated gunite pool with spa. Navigate its 6,000 sq. ft. 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**



**FABLED FURTHER LANE**

**East Hampton South.** A sprawling 9,000 SF+/- stucco manor anchors 2 luxurious acres in a privileged setting. A long driveway from one of the Hamptons most storied lanes leads to a gated entry that opens to a profusion of color surrounding this unique residence that includes dramatic great room, children's wing with 2 bedroom suites and large play area, 1st floor guest suite as well the state of the art kitchen with adjoining living room. Upstairs the expansive master wing offers sumptuous bath, office, sitting room and a large outdoor terrace. An additional bedroom completes the second floor. The finished basement has screening room, gym and spa bath with steam room. A park like atmosphere, including specimen trees and extensive gardens, envelops the pool, spa and unique waterfall that cascades past children's pool and 2 additional hot tubs all serviced by the large pool house with 3 baths and cabana kitchen. With a permit pending for tennis plus proximity to ocean beaches expect this spectacular property to quickly find a new owner.  
Exclusive \$9.25M **WEB# 35550**

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