



BAYBERRY COVE

Southampton. Surrounded by over 900' of bay front on a little known isle off Southampton's tony coastline, an 8,500 SF+/- residence offers a unique waterfront experience on 2.5 acres. Completed in 2006, this 7 bedroom, 8 bath oasis offers 180 degree views out to the bay and ocean beyond. The double height great room with fireplace forms the centerpiece within that additionally includes on the first floor den with wet bar, expansive eat in kitchen bolstered by fireplace and butlers prep kitchen plus a formal dining area, all with stunning views of the bay. The master wing has an expansive bath with steam shower as well as his and her closets. Upstairs an impressive office forms a command center that has its own screened porch for those postprandial cigars. Six additional bedrooms complete the 2nd floor and leads to a third floor playroom and covered porch that will soon become someone's favorite haunt. A three car garage houses your prized vehicles. With a vast liquid backdrop, the outdoor areas include the freeform Gunite pool with spa and waterfall, wet bar, pool bath and generous lawn. Accessed by a short span fashioned from pieces of NY's Manhattan Bridge, this new Hampton offering is available now for the first time for one discerning buyer.

Exclusive \$7.95M WEB# 14595

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



FABLED FURTHER LANE

East Hampton. A sprawling 9000sf 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 newly listed property to quickly find a new owner.
Exclusive \$9.25M WEB# 35550

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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VILLAGE PEOPLE

Southampton Village. On a quiet cul-de-sac is where you'll find a recently renovated 4 bedroom, 5 1/2 bath post modern. Richly stained oak floors welcome all into fresh interiors that include living room with fireplace, study with coffered ceilings as well as a crisp new kitchen with center island and breakfast bar. Upstairs the master suite with his and her baths and sitting room is joined by 2 additional bedroom suites. The finished lower level adds bedroom, bath and recreational areas. Outside the heated Gunite pool is embraced by lawn. Co-Exclusive \$2.195M **WEB# 24203**

SAGAPONACK SPACES

Sagaponack. On 6.6 acres you can create an estate. On 6.6 acres you can have room for a large house, pool, poolhouse, tennis court and accessory structures. On 6.6 acres you can clear 1.75 acres to accommodate all the above plus the huge lawn you usually cannot find on a wooded lot. On 6.6 acres you can create the privacy you have always imagined. From this particular 6.6 acres you can easily access the villages of East Hampton, Bridgehampton and Sag Harbor. 6.6 acres.....all you have to do is buy it and the rest will come. Exclusive \$1.050M **WEB# 02682**



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 to also include private residences such as the Terry House with 12 bedrooms and the two rear Homestead buildings with the connecting Victorian greenhouse. A gracious ambiance envelops the current estate, within walking distance to downtown Southampton. The Great Gatsby style main residence features 37 uniquely decorated rooms, some with fireplaces, balconies, decks and all with modern conveniences. 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 **WEB# 47197**



TUSCAN BREEZES

Sag Harbor. High on a hill overlooking the Peconic, Shelter Island and the North Fork, a new European inspired residence offers a different view of Sag Harbor. Dramatic wood accented interiors welcome those fortunate enough to tour this singular residence that offers on the first floor living room, chef's kitchen, formal dining room and guest suite. Upstairs master with fireplace is joined by 2 additional ensuite bedrooms. An elevator reaches to the office above as well as to the finished 2 level basement that has racquet ball court, home theatre, steam and game rooms as well as a wine cellar with tasting room and nearby outdoor spa. The entire house can be controlled with an automation system. The tiered property has room for both pool (included) and tennis (optional). Different, dynamic and definitely ready to move in today.

Co-Exclusive \$4.199M **WEB# 18914**

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