



**ROSE HILL ROAD**

**Water Mill.** Sometimes bigger IS better. With over 18,000 total square feet of living space on 2.5 south of the highway acres in Water Mill, a new 10 bedroom residence comes to market for those wanting to live large. A gated entry opens to a stunning Gambrel style traditional that includes on the first level great room, intimate living room, study, guest master, extensive sumptuous gourmet kitchen and formal dining room. Upstairs the expansive master wing which offers sitting room, fireplace, palatial bath and terrace shares the second floor with 8 additional ensuite bedrooms. No mere basement, the 5,000 SF lower level offers state of the art theatre, wine cellar, billiard and table tennis rooms, complete spa facilities with sauna, steam and massage rooms, and staff quarters. An elevator connects all three levels of living space while a crestron system and a16 camera security system guarantees a safe and well run estate. A large recreational pavilion complete with outdoor kitchen, dining area, indoor and outdoor baths and fireplaces anchors a rear yard. A 25x75' pool and oversized spa, both with automatic covers, is joined by sunken all weather tennis with basketball court and extensive bluestone patios framed by acres of lawn, bordered on 2 sides by agricultural reserve. Exclusive \$12.95M WEB# 37279

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



**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**



**AMAGANSETT ELITE**

**Amagansett.** Sequestered behind a gated entry, a signature 6,000 SF +/- Larry Kane 6 bedroom traditional awaits. Spread out before you is the great room with fireplace that opens to the formal dining room offering views of the property. The heart and soul of your days will happen in the expansive kitchen, enhanced by fireplaced eat in area and bolstered by a large pantry. The spacious master suite with fireplace, his & her closets and luscious bath is joined by 3 additional bedrooms. A separate guest wing above the garage has 2 additional ensuite bedrooms. The verdant 2 acre property includes handsome stone walls, brick patio and colorful landscaping that frame the heated Gunite pool with optional childproof fencing.

Exclusive \$2.85M **WEB# 29926**



**HERITAGE FARM LANE**

**East Hampton.** 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**

**HEDGE ROW ESTATES**

**East Hampton.** A long driveway through its own meadow leads to a 4 bedroom residence on an extremely rare 4 acre parcel. Fireplaces warm both the living room and the gathering room adjoining the eat-in kitchen. Masters on either side of the house ensure privacy while 2 additional bedrooms share a bath. Enjoy southern views beyond the heated pool and lawn to your own 3 acre meadow upon which 2 horses could roam. Plans are available for a major renovation and expansion enlarging the house and connecting it to the existing 2 story detached garage. Or tear it all down and create your own compound. So much open space, so many possibilities and so near to village shopping, restaurants and ocean beaches.

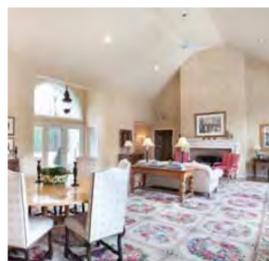
Exclusive \$3.25M **WEB# 29323**



**WAITING IN WAINSCOTT SOUTH**

**Wainscott South.** Clean, crisp lines and an uncomplicated lifestyle reward the next fortunate owner of this perfectly maintained 6 bedroom house on an acre south of the highway in Wainscott. Close to village shopping and local restaurants, a 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 guest's privacy. Outside the pool is surrounded by decking and landscaping.

Co-Exclusive \$1.995M **WEB# 44598**



**EAST HAMPTON SOJOURN**

**East Hampton.** You've always talked about that perfect house you'd buy in East Hampton close to the village. And didn't your wish list include a screened porch, den with fireplace and a finished basement? And naturally, you'd want the privacy that a substantial lot would provide surrounding the heated pool with possible room for tennis. Well I just happen to have one if you're still in the market. But you'd better hurry if you expect to snag this Forst & Silverblank-built 4 bedroom 3,500 SF +/- post modern on a beautifully landscaped 3 acre lot on bucolic Two Holes of Water Rd because there aren't many more hanging around at this sensational asking price.

Exclusive \$2.295M **WEB# 52387**



**SAG HARBOR WATERFRONT COMMUNITY**

**Sag Harbor.** With deeded private beach access and mooring rights, a 4 bedroom, 4.5 bath, 3,700 SF +/- traditional is ready for the next owner. An impressive entry welcomes all over exquisite hardwood floors. Additional amenities include eat-in country kitchen, luxurious master suite with fireplace, sitting area, study and private terrace. Each guest bedroom enjoys its own bath. A series of French doors open to an outdoor sanctuary surrounding the 40' heated gunite pool, just steps from a private beach.

Co-Exclusive \$2.3M **WEB# 49488**



**BRIARCROFT**

**East Hampton.** The Park Avenue of the historic Springs section of East Hampton is the location for an exquisite 4,500 SF +/- residence that sits across from a meadow-like preserve. A dramatic double height great room with fireplace is the centerpiece of a 4 bedroom post modern 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 generous bedrooms await lucky weekend guests. A series of French doors open to a long deck and heated gunite pool framed by a stone patio and expansive lawn.

Exclusive \$1.995M **WEB# 44423**

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**OPEN HOUSE**



**ALMOST OCEAN ON GIBSON LANE**

**THURSDAY, AUGUST 26TH 11:30AM - 1:30PM. LUNCH WILL BE PROVIDED.**

**Sagaponack.** An 8,500 SF +/- 6 bedroom residence is being built for the discerning buyer who covets a beachy experience in a legendary location. A gated drive will usher the lucky owner to a paneled entry foyer, leading to great room, formal dining room and den, as well as the superbly outfitted kitchen with gathering room. Upstairs the master bedroom with expansive bath reigns over 3 additional bedrooms. The roof deck offers panoramic views of ocean and surrounding countryside bolstered by a kitchenette. The finished lower level includes a spa, gym, steam/sauna as well as optional movie theater, wine cellar, game room and staff bedroom. Outside, the gunite pool with spa is serviced by a double sided cabana.  
Co-Exclusive \$11.9M **WEB# 10852**

**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 Inre 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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