



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. With the recent sale of 3 vacant acres nearby for \$12M isn't time to contact us right now for your private tour of these extraordinary lots.

Contact us for a private tour:  
**Gary DePersia**  
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*corcoran*  
corcoran group real estate

### Awards & Accolades

- President's Council since 2006
- Consistently Ranked on WSJ's "Top 200" List of brokers nationwide since 2006
- Top Rental Agent East End by Units - 2008
- Top Producer East End by Sales Volume - 2008
- Top Agent for Corcoran in East Hampton since 2006

### Selected Notable Transactions

- Listing broker for the highest priced house ever sold North of the highway in East Hampton - 2009
- Rental broker for the highest priced two week rental in The Hamptons - 2009
- Listing and selling broker for the highest priced 2 acre vacant parcel ever sold on Mecox Bay
- Listing broker on the largest land transaction ever in Bridgehampton
- Selling broker for the highest priced house ever sold North of the highway in Bridgehampton
- Selling broker for the 2005 Showhouse
- Selling broker for the 2004 Showhouse

over 100 million reasons to contact Gary DePersia in 2010

<b>IN CONTRACT</b>  Water Mill \$4.995M*	<b>IN CONTRACT</b>  Bridgehampton \$12.995M*	<b>IN CONTRACT</b>  East Hampton \$4.95M*	<b>SOLD 7/10</b>  East Hampton \$3.495M*	<b>SOLD 7/10</b>  East Hampton \$7.95M*
<b>SOLD 7/10</b>  East Hampton \$799K*	<b>SOLD 6/10</b>  Amagansett \$3.495M*	<b>SOLD 5/10</b>  Bridgehampton \$4.2M*	<b>SOLD 5/10</b>  East Hampton \$2.95M*	<b>SOLD 5/10</b>  Amagansett \$1.695M*
<b>SOLD 5/10</b>  Water Mill \$7.995M*	<b>SOLD 5/10</b>  East Hampton \$8.95M*	<b>SOLD 5/10</b>  East Hampton \$6.9M*	<b>SOLD 3/10</b>  Water Mill \$3.1M*	<b>SOLD 3/10</b>  Sagaponack \$16.45M*
<b>SOLD 2/10</b>  Bridgehampton \$1.675M*	<b>SOLD 2/10</b>  Bridgehampton \$14.995M*	<b>SOLD 1/10</b>  Water Mill \$3.599M*	<b>SOLD 1/10</b>  Amagansett \$3.495M*	<b>SOLD 1/10</b>  Wainscott \$3.25M*

summer may be over, but you don't have to leave the hamptons

With over \$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. 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.



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THE HAMPTONS

SHELTER ISLAND

NORTH FORK

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