









HOW DO YOU TAKE YOUR GIN?

Southampton Village. If you prefer your Gin close at hand with the ocean just beyond, then a 6,500 SF+/- residence eagerly awaits you on nearly 2 acres of manicured grounds in a very exclusive neighborhood. Storied estate streets, including Gin Lane, frame this Old Town address as a dramatic living room ushers you into European inspired interiors that include a large eat in kitchen, 6 bedrooms, den/media room and a game room. Winding stone paths encircle the freeform pool, all weather tennis court and a landscape plan that includes copious lawn laced with specimen trees, extensive gardens and well established perimeter plantings insuring privacy. Second floor views of the ocean and Old Town Pond might inspire some to begin again with a new, more modern structure sitting even higher in this coveted location. However you take your Gin, savor this newly reduced offering soon before its gone. Exclusive \$9.75M WEB# 32990

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

Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by NRT LLC. * Prices are as last advertised.









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 Har-Tru tennis court all embraced by extensive lawn and artful landscaping. Unique, compelling and available for preview today.

Co-Exclusive \$8.25M WEB# 45845

Gary DePersia, SVP, Associate Broker 516.380.0538









AMAGANSETT ELITE

Amagansett. Somewhere in between Alec, Gwyneth and Sir Paul, a signature 6000 +/- sq ft Larry Kane 6 bedroom traditional awaits. Sequestered behind a gated entry, the journey begins as one is welcomed into a sun dappled environment over oak floors. 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, professionally equipped, enhanced by fireplaced eat in area and bolstered by a large pantry. An adjacent den which will quickly become a preferred TV venue. 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 finished basement with deep, light filled window well offers more possibilities. The verdant 2 acre property includes handsome stone walls, brick patio and colorful landscaping that frame the heated Gunite pool with optional childproof fencing. With village shopping, bay beaches and the ocean surf nearby, this new offering demands your attention today.

Exclusive \$2.85M WEB# 29926

Gary DePersia, SVP, Associate Broker 516.380.0538



Awards & Accolades

- President's Council 2006 2009
- Ranked #4 on WSJ's "Top 200" List of brokers nationwide - 2008: Also mentioned 2006, 2007 & 2009
- · Top Rental Agent East End by Units - 2008
- Top Producer East End by Sales Volume - 2008
- Top Agent for Corcoran in East Hampton - 2006 - 2009
- · Top Exclusive Listing Agent East End for Corcoran - 2006 & 2007

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 - 2008
- 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 - 2005
- Selling broker for the 2005 Showhouse
- Sellling broker for the 2004 Showhouse

So far in 2010...

- \$110M Sold & Closed Transactions
- \$20M In Contract

covering exceptional properties with exceptional results for 15 years









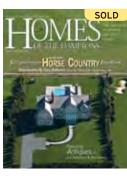
















































Southampton to Montauk...Sagaponack to Shelter Island

Widely recognized as the Hamptons most prolific advertiser, Gary DePersia has formed a strategic partnership with Homes of the Hamptons for well over a decade. From covers to inside gatefolds to his own 40+ page brochure, Gary has relied on Homes of the Hamptons to help spread the word on his sensational exclusive listings, 170 of which have sold since the beginning of this real estate career in 1995. Fully committed to those that entrust him with marketing their properties, the full range of his advertising in local, regional, national and international media can be accessed by visiting Gary's website myhamptonhomes.com and clicking on the advertising link.

In just under 15 years on the East End, Gary has participated in over a billion dollars of real estate transactions. Repeatedly listed as the top broker in his organization over the last 10 years, in 2008 he was Corcoran's top broker on the East End by sales volume and rental units. In November of 2008, the Wall Street Journal recognized Gary as the 4th top ranked broker by sales volume in their annual list of the TOP 200 of real estate professionals nationwide with over \$202,000,000 worth of transactions for the previous year. And the beat goes on in the first seven months of 2010 with \$110M worth of properties sold and closed while an additional \$20 more have just gone to contract. Contact Gary DePersia today to explore the full range of services available to sell, buy, rent or invest in the Hamptons.



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

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

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

COTCOTAN corcoran group real estate









CLASSIC GEORGICA COMPOUND

East Hampton South. Warm summer days and sultry nights await that lucky buyer fortunate to snag this turn of the century compound on a rare 3+/- acre lot south of the highway in East Hampton's Georgica. Stroll to the beach, village shopping or places of worship from this beautifully restored 3-story, 6 bedroom property that features 2 parlors, country kitchen and large dining room. The newly renovated 3 bedroom 2 story guest house with full kitchen, living room and fireplace will make weekend entertaining effortless. After days by the heated Gunite pool you'll be able to stroll into town for some much needed shopping. And oh yes, tennis is also an option. Unique, compelling and very available.

Co-Exclusive \$4.995M WEB# 10032

Gary DePersia, SVP, Associate Broker 516.380.0538





THE HAMPTONS, NEW YORK



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 by 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 in front of the existing glass house. Both the southern lots and the middle lots have access to the dredged lagoon with additional dockage. Contact us for your private tour today.

Contact us for a private tour:

Gary DePersia
516.380.0538 gdp@corcoran.com
www.tyndalpt.com

