



**STARTUP : VIEWS TO A THRILL**

**Montauk.** A legendary compound, encompassing 7 acres on 2 contiguous lots, offers 360° views from the Atlantic Ocean to Long Island Sound. The approach to the properties climbs from Lake Montauk to an existing hilltop home on 3.9 undulating acres. A 5 bedroom residence can be enjoyed while plans for these properties come to fruition. A nighttime canopy of stars gives way each morning to the eastern sunrise which unveils expansive views of the Atlantic Ocean, Lake Montauk, Block Island Sound, agricultural preserve and hundreds of acres of county parklands until the sunset beckons at the end of each day to the west. An adjoining three acre parcel with a 4,000+/- SF barn, a 6,000+/- SF indoor riding arena and several other outbuildings are pre-existing and non-conforming. A local airstrip provides easy access while nearby marinas provide safe harbor for your boat. Inquire about contiguous building lots and a reserve that could also be incorporated. Exclusive, Price Upon Request **WEB# 28118**



**ALMOST OCEAN ON GIBSON LANE**

**Sagaponack.** With the surf crashing only 500 feet away, an 8,500 SF+/- 6 bedroom residence is now complete for one discerning buyer who covets a beachy experience in a coveted location. Framed by ocean to the south and 11 acres of reserve to the north (with 25% ownership of same), a gated drive ushers you to a paneled entry foyer, leading to great room, formal dining room and den, all warmed by fireplaces as well as the superbly outfitted kitchen with gathering room. Upstairs the master bedroom with expansive bath and 2 terraces reigns over 3 additional bedroom suites. A 300 SF roof deck presents unparalleled panoramic views. The finished lower level offers gym, massage room, steam/sauna as well as theater, wine cellar, game room and staff bedroom. Outside, the pool with spa is serviced by twin cabanas. With a price millions below the competition, better see this soon! Co-Exclusive \$11.9M **WEB# 10852**



Land...because they're not making any more



**North Haven.** \$44.99M **WEB# 52126**  
3 waterfront residences, lagoon, docks, pond, 55 Acres.



**Sagaponack.** \$5.495M per lot **WEB# 00425**  
Four 2+/- acre lots with room for house, pool and court.



**East Hampton.** \$5.95M **WEB# 24677**  
Room for substantial house, pool and court. 2.3 acres.



**East Quogue.** \$8.95M **WEB# 07102**  
Room for house, pool and court. Two lots total 2.3 acres.



**Bridgehampton.** \$3.995M **WEB# 00806**  
Room for 12,000 SF house, pool and court. 5.00 acres.



**Sagaponack.** \$1.05M **WEB# 02682**  
Room for house, pool, pool house and court. 6.6 acres.

Southampton to Montauk...Sagaponack to Shelter Island

With almost 2 dozen properties sold in 2010, Gary DePersia has shown why buyers, sellers, renters and investors continue to contact him for all their needs in the Hamptons. In 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 Sagaponack Greens, the incomparable Sandcastle, 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 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, a list he has made each year since Corcoran absorbed the legendary Allan Schneider Associates. With four assistants, Gary has no problem with covering over \$500 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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