



**SANDCASTLE**

**Bridgehampton.** If you've ever wondered what one of the Hampton's top builders would create for himself and his family, then imagine no more when the gates open to this spectacular estate on 11.5 acres in a prime south-of-the-highway location. Farrell Building Co. has combined exotic materials and masterful finishes within this extraordinary residence that features 31,000 SF+/- of living space on 3 floors, plus its unique recreation pavilion. Bordeaux walnut floors with radiant heat welcome you into an impressive grand foyer that fans out to include a 40+' living room with 2 fireplaces, formal dining room with fireplace, a walnut library for him, a sundrenched office for her, and a planetarium like home theatre. The professional chef's kitchen is bolstered by a butler's pantry, walk-in refrigerator and wine rooms, and is flanked by a family room and screened porch with fireplace. Upstairs the 2,800 SF+/- master suite is joined by eight ensuite bedrooms including a separate 2-bedroom apartment. The fabulous lower level redefines a finished basement with a 2-lane bowling alley, wine cellar, virtual golf, skateboard half pipe, rock climbing wall, media room, full bar and disco, children's performing area and a staff apartment. A complete spa facility with gym is joined by a combination squash, racquetball & basketball court featuring moving walls and retractable hoop. An elevator connects all levels while a smart system controls the entire estate. Above and below ground garages house up to 8 vehicles. Outside a 60' pool is bolstered by spa, tennis court, outdoor kitchen, 4,000 SF+/- recreational building and spectacular landscaping accented by extensive outdoor lighting and acres of manicured lawn.

Co-Exclusive \$49.5M WEB# 45330

**Gary DePersia, SVP, Associate Broker 516.380.0538**



**STARTUP : VIEWS TO A THRILL**

**Montauk.** A legendary property, encompassing 7 acres on 2 contiguous lots, offers 360° views from the Atlantic Ocean to Long Island Sound, providing a unique opportunity for the discerning buyer looking to create an unparalleled East End experience. The approach to the compound known as Startup Ranch climbs from Lake Montauk to an existing hilltop home on 3.9 undulating acres. A five bedroom 2 story residence with original stone fireplace and oak plank flooring can be enjoyed while plans for these properties come to fruition. A large building envelope provides an exciting canvas for architects and builders alike. 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 and could be converted into other applications. Inquire about contiguous building lots and an agricultural reserve that could also be incorporated into any estate. A private airstrip in town provides easy access while nearby marinas offer safe harbor for your boat.  
Exclusive, Price Upon Request **WEB# 28118**

**Southampton to Montauk...Sagaponack to Shelter Island**

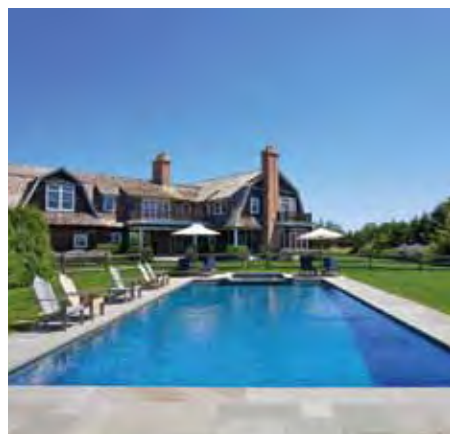
With almost 2 dozen properties sold in 2010, Gary DePersia has shown why buyers, sellers, renters and investors continue to contact him for all their needs in the Hamptons. In 15 years on the East End, Gary has participated in over a billion dollars of real estate transactions with more than 170 of his 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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**HALSEY LANE**  
**Water Mill.** Mecox Bay and ocean breezes combine to caress a classic 6,300+/- SF gambrel poised on 3 acres. 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 is joined by four additional en suite bedrooms. The finished lower level additionally provides staff quarters, media room, and gym/playroom. A covered porch with fireplace overlooks a heated gunite pool, raised spa and tennis court all embraced by extensive lawn and artful landscaping. Co-Exclusive \$8.25M **WEB# 45845**



**DUNE ROAD**  
**East Quogue.** The Atlantic Ocean and Shinnecock Bay frame two unique contiguous lots totaling nearly 2.5 acres that stand ready to become some fortunate buyers fantastic oceanfront compound. With approved building envelopes, these lots offer room for a house, pool, guest house and tennis court with sunrise and sunset views each and every day. Investment potential abounds for a savvy buyer who keeps one lot and markets the other. Call today for a survey and complete info  
Co-Exclusive \$8.95M **WEB# 07102**



**OCEAN & BAY VIEWS + TENNIS ON 4.6 ACRES**  
**Water Mill.** Unfettered views of both ocean and bay will greet you each and every day when you own this completely refurbished 4,500 SF+/-, 5 bedroom residence perched high on a hill in Water Mill. Generous common spaces combine with privately sited bedrooms to offer a complete Hampton experience. Outside the free form heated Gunite pool is joined by the all weather tennis court, lawn and extensive established landscaping on almost 5 acres of complete privacy. Exclusive \$2.75M **WEB# 38613**



**WEST POND**  
**Bridgehampton.** This 2008 traditional offers much of the same masterful construction and fine detail found in the best construction available in the Hamptons. A grand entry opens to large living room with adjacent media room, both warmed by fireplaces. The expansive eat-in kitchen leads through a butler's pantry to formal dining room. A first floor guest master and a three car garage complete the ground floor. Upstairs the master wing including fireplace, balcony, office, and a bath join 4 additional bedrooms with baths. An elevator connects to the lower level offering home theatre, billiards room, gym, rec rooms and staff bedroom. Outside broad covered porches with a fireplace enjoy views of gunite pool with spa, pool house and lawn. Exclusive \$6.95M **WEB# 42210**



**NEW GROUND LANE**  
**Water Mill.** A new 7 bedroom traditional offers understated elegance and exquisite craftsmanship throughout nearly 11,000+/- SF on three levels of living space. A gracious reception area begins a journey through a great room with fireplace, a state of the art kitchen, formal dining room and a large living room with fireplace. A guest master with expansive bath completes the first floor. Upstairs, the master wing with sitting room, dressing rooms and private terrace reigns over 3 additional guest suites. The finished basement offers wine cellar, home theatre, gym, living room with fireplace and staff quarters. A beautiful landscape package with stone walls and lush lawn frames the gunite pool and spa, pool house and tennis court. Co-Exclusive \$5.25M **WEB# 15383**



**ALMOST OCEAN ON GIBSON LANE**  
**Sagaponack.** An 8,500 SF+/- 6 bedroom residence is built for those who covet a beachy experience in a legendary location. 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 terraces reigns over 3 additional bedrooms, with baths all ensuite. A roof deck offers panoramic views. The finished lower level offers gym, massage room, steam/sauna as well as theater, wine cellar, game room, staff bedroom and bath. Outside, the pool with spa is serviced by a cabana. Co-Exclusive \$11.9M **WEB# 10852**



**BLAZE OF GLORY ON BULL PATH**  
**East Hampton.** You've always wanted a place in the Hamptons. You actually like something more modern but not those tired contemporaries of the 80's and 90's. And you like the tall pines and privacy of Bull Path, not too far from both East Hampton and Sag Harbor Villages. You've heard of award winning contemporary architect Blaze Mckoid. So the opportunity to own 2 vacant acres on Bull Path with a 4,500 SF+/- house planned for it by Mckoid really appeals to you. Work with Blaze to actually build the house he had planned for this appealing location or contract with someone else to design something new. The choices are yours when you purchase this 2 acre blank canvas close to villages, transportation and ocean beaches. Exclusive \$1.15M **WEB# 07130**



**BRIDGEHAMPTON HORSE COUNTRY ESTATE PARCEL**  
**Bridgehampton.** A spectacular 5.5 acre vacant estate-sized parcel is now available to build a grand house on a special property. With permits in place for a 12,000 SF+/- house plus finished basement, recreational building, pool, spa, cabana, tennis court and detached garage, this sensational lot offers amazing possibilities close to village, golf courses and ocean beaches. Inquire about custom building package. Exclusive \$3.995M **WEB# 00806**

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