



FOR THE GENERATIONS

East Hampton. With 2 lots sold, there now remains only a single estate style parcel at the end of Middle Lane upon which to ponder all the possibilities. Enjoy the current 5 bedroom house, rolling lawn, fruit and specimen trees as well as extensive flowering gardens while your plans for this magnificent property comes to fruition. From the unique 45 ft tall tower look out over the existing countryside all the way to the ocean which is only a postprandial stroll away. There exists ample room for a substantial new house, pool, cabana and tennis court offering southern exposure for those who would wish to start anew. Location and potential coupled with a compelling price demands your attention today.
Exclusive \$5.95M WEB# 24677

Southampton to Montauk...Sagaponack to Shelter Island

With over \$100 million dollars worth of properties sold in just the first eight months of 2010, 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 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 lore 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 four full time assistants Gary has no problem with covering nearly \$500 million dollars worth of properties currently listed with him. Contact Gary today to discuss listing your property or finding your perfect place in the Hamptons.



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AMAGANSETT ELITE

Amagansett. Somewhere in between Alec, Gwyneth and Sir Paul, 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. The expansive kitchen is professionally equipped and enhanced by a fireplace. The spacious master suite with fireplace, his & her closets and luscious bath is joined by 3 additional bedrooms. A separate guest wing 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. Exclusive \$2.85M WEB# 29926



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# 7102

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STARTOP : 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, providing a unique opportunity for the discerning buyer looking to create an unparalleled East End experience. The approach to the compound known as Startops 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 offers safe harbor for your boat. Exclusive, Price Upon Request WEB# 28118

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BACK COVER

FRONT COVER



ROSE HILL ROAD - COVER PROPERTY

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 that includes a 25x75' pool and oversized spa, both with automatic covers, sunken all weather tennis wth basketball court and extensive bluestone patios framed by acres of lawn, bordered on 2 sides by agricultural reserve. Call for your private tour today.
Exclusive \$12.95M WEB# 37279

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COURTSIDE IN GEORGICA

East Hampton. Located south of highway in East Hampton, this spectacular 5,500 sq. ft. Haddonfield built home offers generous common areas which include living room and den both with fireplaces, upstairs sitting room and inviting screened porch. A superb bedroom layout includes master and junior master, both with fireplaces, 2 additional suites and a separate apartment over the garage. The finished basement has staff quarters, playroom, media room and office. Gorgeous grounds with heated gunite pool, pool house and tennis court complete this offering with great rental history and an attractive new price.
Exclusive \$4.75M **WEB# 54517**



BEACH LANE

Wainscott. An original 1789 Federal house was slated for demolition until its current owners purchased and reassembled this early American treasure in its current iconic location. All the original posts and beams, floor boards, mantles, stairway and as many original parts as possible, including the bricks for all five fireplaces were used in the re-construction. In 2005, the house was meticulously enlarged to now include formal living and dining rooms with fireplaces, large country kitchen/gathering room, 5 reassembled bright bedrooms, 2 of which are master suites, finished lower level with service and staff areas, heated gunite pool, covered porch and separate garage/pool house. All this situated on 1.2 elegantly landscaped acres with sunset views. With the beach itself just steps away, make a point to preview this listing today.
Co-Exclusive \$8.75M **WEB# 45934**

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SAGAPONACK GREENS

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. The remaining four lots, recently reduced in price and each shy of 2 acres, 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, Lots 3-6: \$5.495M Reserve \$4.5M **WEB# 00425**



FABLED FURTHER LANE

East Hampton. A sprawling 9,000+/- SF stucco manor anchors 2 luxurious acres in a privileged setting. A gated entry opens to a profusion of color surrounding this unique residence that includes dramatic great room, guest wing with 2 bedroom suites and large rec area as well the state of the art kitchen with adjoining living room. Upstairs the expansive master wing offers sumptuous bath, office, sitting room and a large outdoor terrace. The finished basement has screening room, gym and spa bath with steam room. A park like atmosphere, including specimen trees and extensive gardens, envelops the pool and spa. With recent approvals for tennis plus proximity to ocean beaches expect this property to quickly find a new owner.
Exclusive \$9.25M **WEB# 35550**

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INSIDE BACK COVER