



SANDCASTLE BY FARRELL BUILDING COMPANY

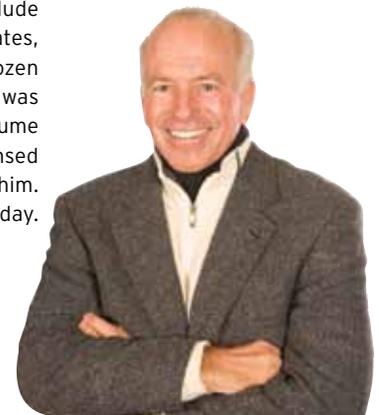
Bridgehampton. Get a look at what one of the Hampton's top builders created for himself and his family when the gates open to this spectacular estate on 11.5 acres that combines exotic materials and masterful finishes within 31,000 SF +/- of living space on 3 floors, plus its unique recreation pavilion. A grand foyer fans out to include a 40+' living room with 2 fireplaces, formal dining room with fireplace, a walnut library, a sundrenched office, and 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. 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 and a staff suite. 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. 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. One of the most talked-about properties of the year. See it for yourself.

Co-Exclusive, Price Upon Request **WEB# 32012**

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With over \$100 million dollars worth of properties sold so far this year, 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. Representing some of the most spectacular properties from Southampton to Montauk and from Sagaponack to Shelter Island, his listings include such standouts as Sag Harbor's 55 acre water front oasis Tyndal Point, Montauk's unparalleled Startop Estates, Bridgehampton's incredible 31,000 SF Sandcastle, 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 licensed assistants, Gary has no problem with covering over \$500 million dollars worth of properties 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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