



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



THE MAGNIFICENT SEVEN : WAINSCOTT OCEANFRONT

Wainscott. Did you know there are only 7 oceanfront properties in all of Wainscott, less than any town in the Hamptons bordering the Atlantic? So when one finally comes on the market for sale you might say its an event. And if that property happens to have a 5 bedroom house, an ocean side pool with cabana, a Beach Lane location on 2.5 acres along 315' of beachfront from which both sunrises and sunsets can be enjoyed, you could even say it calls for an actual celebration. And unlike the last oceanfront property to sell in Wainscott, this property has a large building envelope for a substantial house, has the ability for an ocean side pool and has room for a pool house as well. So feel free to open the champagne. But while you're planning your new home for this rare site, feel free to enjoy the current renovated digs that have been the summer haunt of numerous high end renters over the last few decades. Schedule a preview today to see if you want to be one of the Magnificent Seven. Exclusive Price Upon Request **WEB# 55212**

Southampton to Montauk...Sagaponack to Shelter Island

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. 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 incredible Sandcastle Estate, 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 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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SU CASA

East Hampton. A spacious open floor plan includes great room and well-equipped kitchen with adjacent dining area. A sumptuous master suite creates a personal sanctuary upstairs while 3 additional guest bedrooms are found below. A finished basement adds to the usable spaces. The 400 SF+/- screened porch looks out at the heated Gunite pool. Exclusive \$1.495M **WEB# 54329**



PROJECT EAST HAMPTON

East Hampton. You'll love the potential when you see this 4 bedroom house on a half acre with heated pool and air conditioning. You'll especially like the price but so will everyone else so time is of the essence. Call me today to preview. Exclusive \$895K **WEB# 36254**



BRIARCROFT

East Hampton. The Park Avenue of the historic Springs section of East Hampton is the location for an exquisite 4500 SF+/- residence that has just come to market across from a meadow-like preserve. A dramatic double height great room with fireplace is the centerpiece of a beautifully appointed 4 bedroom post modern which additionally includes an eat-in custom kitchen, sun room with pool bath as well as a den with fireplace and full bath. A master wing with fireplace and luxurious bath completes the first floor. Upstairs, 3 generous bedrooms await lucky weekend guests. Series of French doors open to a 150 ft-long deck and Bisazza tiled heated Gunite pool framed by a stone patio and expansive lawn. Bike to bay beaches and quaint country stores. Exclusive \$1.995M **WEB# 44423**



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PECONIC BAY : LIKE YOU'RE ON VACATION EVERYDAY

Noyac. Recreate that feeling of being on vacation when you own this 3 bedroom retreat poised on the brink of Peconic Bay with sweeping vistas to the North Fork, Shelter Island and beyond. A pending permit will allow a pool between house and water with 180° views and room for a cabana if desired. Head over to Sunset Beach on Shelter Island for Sunday cocktails or to Sag Harbor for dinner, both so close. But on clear evenings eat early. You'll definitely want to get back for some of the most beautiful sunsets anywhere as the sun seems to disappear over the North Fork somewhere into LI Sound, leaving the horizon a purplish haze. Best of all, you won't need a passport or a plane ticket. Just get in your car and head East.
Exclusive \$3.28M **WEB# 25978**



WEST POND

Bridgehampton. An opportunity has re-emerged to own a stunning new traditional on an acre with views of a 17 acre reserve. A grand entry opens to large living room with adjacent media room, both warmed by fireplaces. The expansive fully equipped kitchen has its own fireplaced sitting room and leads to formal dining room. A first floor guest master and a three car garage complete the ground floor. Upstairs the master wing with spa-like bath is joined by 4 additional bedrooms with baths. An elevator connects to the lower level offering home theatre, billiards room, gym, rec rooms, staff bedroom and laundry. Outside broad covered porches with a fireplace surround the heated gunite pool with spa, pool house and generous lawn.
Exclusive \$6.95M **WEB# 42210**



OCEAN & BAY VIEWS WITH 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**



FARRELL GOES FURTHER

East Hampton. A 6,100+/- SF gambrel is starting construction surrounded by some of the most renowned estates on the East End. But you won't need to be a hedge fund mogul or famous comedian to own this 6-bedroom residence. A brilliant floor plan offers a double height paneled entry connecting to the great room, living room and guest suite with fireplace. The large cook's kitchen leads to the formal dining room with fireplace. Upstairs the master bedroom is joined by 4 additional bedrooms each equipped with baths. The lower level is complete with staff lounge, full bath, gym, media room and rec areas. Outside the heated gunite pool and spa is surrounded by an acre of lawn and established landscaping.
Exclusive \$7.95M **WEB# 42890**

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BAYWATCH

East Hampton. Spend your leisure time in this beautiful waterfront traditional with dramatic views of Three Mile Harbor where a sweeping lawn reaches to the beach in your own backyard. Recently built to the highest standards this nearly 4,000 SF+/- cottage style traditional includes airy sunsplashed living room with fireplace, country kitchen, dining room and secluded master with beamed cathedral ceilings, all with stunning water views. A finished walkout lower level, waterside heated gunite pool, koi pond and two car garage complete this sensational offering within a park-like setting. Co-Exclusive Price Upon Request **WEB# 28402**



BLAZE OF GLORY ON BULL PATH

East Hampton. Let's face it, you're so tired of shingled style traditionals and other cookie cutter designs. 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 Makoid. So the opportunity to own 2 vacant acres on Bull Path with a house planned for it by Makoid really appeals to you. Work with Blaze to build the house he had planned for this location or contract with someone else to design something new, whether it be modern or traditional. The choices are yours with this 2 acre canvas. Exclusive \$1.15M **WEB# 07130**

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