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TYNDAL POINT *North Haven*

Cover property presented by

Gary DePersia, SVP

THE CORCORAN GROUP

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TYNDAL POINT

THE HAMPTONS, NEW YORK



Envision a land encompassing 55 acres offering both sunrises and sunsets. Next, imagine a shoreline stretching 3,000 feet along the most inviting waterfront with soft, sandy beaches. Then, picture a compound of three separate waterfront residences and two carriage houses that watch ships come and go from its two deep water docks. Dream of the deeply dredged, private lagoon with additional docks for safe harbor during storms. Conjure up an expansive pond, beautiful orchards, indigenous wildlife and miles of walking trails to enjoy. No, not the promo for some exotic vacation destination (or maybe it is). And not the location for the next Pirate movie (but it could be). Nor is it the secluded haunt of a mysterious mega mogul (at least not currently). What is it exactly? Simply put, it is the most beautiful waterfront property now available for sale in the Hamptons today. Located on the northern tip of a peninsula that looks at the pristine shorelines of Shelter Island, Sag Harbor and East Hampton's Northwest Harbor, Tyndal Point awaits.

And now, for the first time, Tyndal Point has received preliminary approvals to subdivide its 55 Acres into 6 lots which can be owned in pairs with final approvals expected by year's end. Each estate like 2-lot parcel will range from 17 to 20 acres allowing for a waterfront residence, and an interior guest house. The northern most pair already has one deep water dock capable of accommodating large boats plus another to the west. The southern most pair has approvals in place for a new dock to be constructed as well. Both the southern lots and the middle lots have access to the dredged lagoon with additional dockage. With the recent high end water front sales in Sag Harbor and North Haven, the time is now to contact us for your private tour.

Contact us for a private tour:

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BRIDGEHAMPTON VILLAGE BY KONNER DEVELOPMENT

Bridgehampton. A gracious entry hall welcomes all into this 3,800 SF+/-, 5 bedroom, 5.5 bath traditional. The living room with fireplace is joined by superb eat-in kitchen, formal dining room and sitting room that steps out onto a pergola protected deck. Upstairs the master suite is joined by 4 additional bedroom suites serviced by 2 full baths. The finished basement includes a second living room with fireplace, laundry facilities and 2 bedrooms with a full bath. Outside the heated gunite pool is surrounded with lush lawn and beautiful landscaping.
Co-Exclusive \$1.85M **WEB# 39536**



MAJESTY REIGNS ON CAPTAINS NECK

Southampton Village. With a prestigious address, a Fleetwood/Dalene, 8,500 SF+/- 7 bedroom 2004 masterpiece stands sentry over 2 superbly landscaped acres. The brilliant floor plan includes paneled double height entry, great room and nearby den both with fireplaces as well as a dramatic kitchen with adjacent fireplaced morning room. A glorious master suite is bolstered by 6 guest bedrooms. A kaleidoscope of color explodes outside enjoyed by those using the pool, spa, patio with fireplace and all weather tennis court. Specimen trees add a regal touch to this incredible property.
Exclusive \$13.95M **WEB# 38880**



VILLAGE PEOPLE

Southampton Village. The entry price to Southampton Village has just been reduced recently with this renovated 4 bedroom, 5.5 bath post modern. Richly stained oak floors welcome all into fresh interiors that include living room with fireplace, study with coffered ceilings, as well as a crisp new kitchen with center island and breakfast bar. Upstairs the master suite with his and her baths and sitting room is joined by 2 additional bedroom suites. The finished lower level adds bedroom, bath and recreational areas. Wired for sound throughout, this home is also warmed by 3 gas fireplaces. Outside the heated Gunite pool is embraced by lawn. The beach and village are a short bike ride away.
Co-Exclusive \$1.95M **WEB# 24203**

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SHELTER ISLAND MODERN WITH POOL & GUEST HOUSE

Shelter Island. Designed by the internationally acclaimed Morris-Sato Studio and beautifully sited on a tree-lined acre with slices of Gardiners Bay, a dramatic 6-bedroom, modern home and guesthouse balance stature with understated elegance. The warmth and color of the radiant heated Kota stone floor underscores the connection to nature with year round comfort. Windows and terraces celebrating both light and views articulate the personal spaces of the second level bedrooms. The single-storied guesthouse and garage buildings are arranged to form a beautifully sequestered sun-filled courtyard for the swimming pool and gardens, linking to the natural scenery and water beyond.
Co-Exclusive \$3.925M **WEB# 43801**

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INSIDE BACK COVER

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GEORGICA ROAD

East Hampton South. Defined by an aesthetic that reaches across centuries while celebrating the best of what's new, an 8 bedroom residence commands over 3.5 acres in a coveted Georgica location. Timeless splendor and a gracious elegance converge within this Peter Cook/Men at Work 11,600 SF+/- collaboration that welcomes you into a dramatic double height entry over antique wide plank oak floors, reclaimed from New England barns, that fan out to exquisite common rooms augmented by custom fireplaces, wainscotted ceilings and intimate spaces. A beamed, cathedral ceiling kitchen is bolstered by separate butler's kitchen. The first floor master wing with office and private access to gym is joined by 2 additional bedrooms, while 3 more guest suites await upstairs. A separate 2 bedroom apartment with its own staircase can be used for staff needs or extra weekend company. A sense of tranquility and a park like setting envelop the expansive lawn areas, specimen trees and flowering gardens that surround the pool and pool house with room for tennis. All this behind a gated entry and just a short distance to village shopping and ocean beaches.

Co-Exclusive \$17.9M WEB# 37379

Southampton to Montauk...Sagaponack to Shelter Island

With almost \$125 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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FITHIAN LANE

East Hampton. An in-town, south-of-the-highway lifestyle is only part of the story that celebrates this new 6,000 SF+/-, 6 bedroom traditional, privately sited behind a gated entry. This superbly detailed residence offers living room, formal dining room, den, master bedroom and guest bedroom all warmed by fireplaces. The well-equipped kitchen is flanked by butler's pantry and large eat-in area. The master bedroom with luxurious bath and sauna joins 5 additional bedrooms. Covered porches overlook the well landscaped property, a 45' gunite pool with spa as well as a pool house. Co-Exclusive \$6.495M **WEB# 51949**



WEST BANKS WATERFRONT

North Haven. Heroic sunset views are just the prologue to the legend that describes this masterfully constructed waterfront manor perched high above the bay in a privileged setting. Meander along 250 ft. of direct shoreline and through 2.6 secluded landscaped acres. Watch ships set sail as you swim in the a heated gunite pool with spa. Navigate its 6,000 SF+/- of living space, exquisitely detailed and meticulously maintained. Entertain effortlessly with large gourmet kitchen, formal dining room, media room and 5 bedrooms. The large master suite has a private waterview balcony and fireplace. This rare offering is the only waterfront for sale in this gated community that shares both dock and tennis. All this at an attractive new price. Exclusive \$7.95M **WEB# 29701**

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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**

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