



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 it's 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**



TYNDAL POINT

North Haven. Envision a land encompassing 55 acres offering both sunrises and sunsets. Next, imagine a shoreline stretching 3,000 feet along some of the most pristine waterfront with soft, sandy beaches. Then, picture a compound of three separate waterfront residences supplemented by 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 it all. 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 some 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 across at the pristine shorelines of Shelter Island, Sag Harbor and East Hampton's Northwest Harbor.

Tyndal Point is close to final approvals for a six lot subdivision in which lots may ultimately be owned in pairs. Each 2-lot parcel will range from 17 to 20 acres, allowing for a waterfront residence, pool, tennis court and a non-waterfront guest house. Please visit our new website www.tyndalpt.com to get a complete overview prior to your personal tour.

Co-Exclusive, Price Upon Request **WEB# 52126**

Gary DePersia, SVP, Associate Broker 516.380.0538



THE VILLAGE LATCH INN

Southampton Village. This unique 5-acre property has a rich and storied tradition. Formerly, the Grand Annex to the famed Irving Hotel, the Village Latch was restored to also include private residences, such as the Terry House with 12 bedrooms, and the two rear Homestead buildings with the connecting Victorian greenhouse. The Great Gatsby-style main residence features 37 uniquely decorated rooms, some with fireplaces, balconies, decks and all with modern conveniences. Amenities include a heated pool, tennis court, a Victorian greenhouse, and modern sculptures. This is a unique opportunity to acquire a property with pre-existing zoning conditions allowing for numerous possibilities. Exclusive, Price Upon Request **WEB# 47197**

BEACH LANE

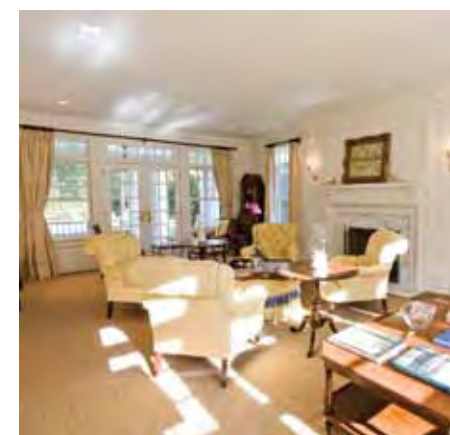
Wainscott. An original 1789 Federal house was slated for demolition until its current owners, purchased and reassembled this early American treasure in its current iconic location. In 2005, the house was meticulously enlarged to now include formal living and dining rooms with fireplaces, large country kitchen, 5 reassembled bright bedrooms, 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 over farm fields and Wainscott Pond to the ocean beyond. With the beach itself just steps away and with a new compelling price, make a point to preview this exciting new listing today. Co-Exclusive \$8.25M **WEB# 45934**

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**

BAYBERRY COVE

Southampton. Surrounded by over 900' of bay front, a 8,500 SF+/- residence offers a unique waterfront experience on 2.5 acres. This 7 bedroom, 8 bath oasis offers 180 degree views out to the bay and ocean beyond. The double height great room with fireplace forms the centerpiece within that additionally includes den and eat in kitchen. The master wing has an expansive bath as well as his and her closets. Six additional bedrooms complete the second floor. A three-car garage houses your prized vehicles. With a vast liquid backdrop, the outdoor areas include the Gunite pool with spa and waterfall, wet bar, pool bath and generous lawn. This new Hampton offering is available now for the first time for one discerning buyer. Exclusive \$7.95M **WEB# 14595**



HOW DO YOU TAKE YOUR GIN?

Southampton Village. If you prefer your Gin close at hand, then a 6,500+/- SF 6 bedroom residence eagerly awaits you on nearly 2-acres of manicured grounds. Winding stone paths encircle the free-form pool, all weather tennis court and a landscape plan that includes copious lawn laced with specimen trees, extensive gardens and well established perimeter plantings insuring privacy, all steps to Gin Lane. Second floor views of the ocean and Old Town Pond might inspire some to plan a new house for this dramatic site now at a stunning price. Exclusive \$8.75M **WEB# 32990**

FABLED FURTHER LANE

Amagansett. A sprawling 9,000+/- SF stucco manor anchors 2 luxurious acres in a privileged setting. A gated entry opens to a unique residence that includes dramatic great room, guest wing with 2 bedroom suites and large play area, first floor guest suite, as well the kitchen with adjoining living room. Upstairs the expansive master wing offers sumptuous bath, office and sitting room. The finished basement has screening room, gym and spa bath with steam room. A park-like atmosphere envelops the pool, spa and unique waterfall. A pending tennis permit, proximity to ocean beaches and a stunning new price command your attention today. Exclusive \$8.5M **WEB# 35550**

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, spa and oversized pool house. A motivated, relocated seller encourages all offers now. Co-Exclusive \$6.495M **WEB# 51949**

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 plan for this magnificent property comes to fruition. From the unique 45' 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**

Gary DePersia, SVP, Associate Broker, 516.380.0538, gdp@corcoran.com

Gary DePersia, SVP, Associate Broker, 516.380.0538, gdp@corcoran.com

Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by NRT LLC.



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

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.



Gary DePersia, SVP, Associate Broker

d: 631.899.0215 m: 516.380.0538

gdp@corcoran.com corcoran.com/gdepersia