

BACK COVER

FRONT COVER



**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 it's available for sale or for a 2 week rental during summer 2011. See it for yourself. Co-Exclusive, Price Upon Request **WEB# 32012**

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#### THE MAGNIFICENT SEVEN : WAINSCOTT OCEANFRONT - COVER PROPERTY

**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**

#### Southampton to Montauk...Sagaponack to Shelter Island

With almost \$125 million dollars worth of properties sold in 2010, 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 Sag Harbor's 55-acre water front oasis Tyndal Point, Bridgehampton's record setting Sandcastle, the 40-acre enclave known as Sagaponack Greens, Montauk's legendary Startop Ranch and Southampton's historic Village Latch 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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**FABLED FURTHER LANE AT FABULOUS PRICE**

**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 expect this property to quickly find a new owner. Exclusive \$8.5M **WEB# 35550**



**HOW DO YOU TAKE YOUR GIN?**

**Southampton Village.** If you prefer your Gin close at hand with the ocean just beyond, then a 6,500 SF+/- residence awaits you on nearly 2 acres of manicured grounds. Storied estate streets, including Gin Lane, frame this Old Town address, as a dramatic living room ushers you into European inspired interiors that include a large eat-in kitchen, 6 bedrooms, den and game room. Winding stone paths encircle the freeform pool, tennis court and a landscape plan that includes copious lawn laced with specimen trees, extensive gardens and well-established perimeter plantings insuring privacy. Second floor views of the ocean might inspire some to begin again with a structure sitting even higher in this coveted location. Exclusive \$8.75M **WEB# 32990**

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**GREAT EXPECTATIONS IN WAINSCOTT SOUTH**

**Wainscott.** If you missed out on the Gibson house by the Lifton-Green team, then this is your chance to own an improved version designed by architect Val Florio. One enters the 6,100 SF+/-, 6 bedroom shingled traditional through a double height paneled entry foyer that fans out to include great room, den and screened porch, all warmed by fireplaces. The superbly outfitted kitchen with fireplaced gathering room leads to the formal dining room. A guest suite, staff quarters and garage complete the first floor. Upstairs the master bedroom is joined by 3 additional bedrooms. The finished lower offers gym, sauna, wine cellar, rec areas and optional theater. Outside, the pool with spa is serviced by a cabana with kitchen. Exclusive \$8.995M **WEB# 13296**



**FARRELL GOES FURTHER WITH NEW CONSTRUCTION**

**East Hampton.** A 6,100 SF+/- gambrel is now fully framed and closed in 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 the heated gunite pool and spa is surrounded by an acre of lawn and established landscaping. Exclusive \$8.5M **WEB# 42890**

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**INSIDE BACK COVER**



**NEW GROUND LANE**

**Water Mill.** A 7 bedroom traditional offers exquisite craftsmanship throughout nearly 11,000 SF+/- on three levels of living space. Includes kitchen by Bakes & Co, coffered ceilings, master wing, wine cellar, home theatre and gym. A beautiful landscape package with stone walls and lush lawn frames the Gunite pool, spa, pool house and court. Co-Exclusive \$4.65M **WEB# 15383**



**5.2 ACRES IN BRIDGEHAMPTON HORSE COUNTRY**

**Bridgehampton.** A 4 bedroom country traditional sits proudly on this gorgeous property in close proximity to Polo and the Hampton Classic. Includes master suite with bath and intimate fireplace, plus den and two additional en suite bedrooms. Park-like grounds embrace the pool, pool house and tennis court framed by acres of lawn. Exclusive \$4.995M **WEB# 42555**



**BRIDGEHAMPTON HORSE COUNTRY ESTATE PARCEL**

**Bridgehampton.** A spectacular 5.5 acre estate sized parcel is now available with plans for a 12,000 SF+/- house plus finished basement, rec building, pool, tennis court and detached garage. This sensational lot offers amazing possibilities close to village, golf courses and the ocean. Inquire about custom building packages. Exclusive \$3.995M **WEB# 00806**



**BLAZE OF GLORY ON BULL PATH**

**East Hampton.** Work with award-winning contemporary architect Blaze Makoid to build the house he had planned for this appealing location or contract with someone else to design something new. The choices are yours when you purchase this 2 acre blank canvas close to villages, transportation and ocean beaches. What are you waiting for? Exclusive \$1.15M **WEB# 07130**



**PECONIC BAY**

**Noyac.** Each day you'll be on vacation when you awake in this 3 bedroom retreat poised on the brink of Peconic Bay with sweeping vistas and breathtaking sunsets. A permit allows a pool between house and water offering 180° views with room for a cabana. No passport, scans or pat downs required. Co-Exclusive \$3.28M **WEB# 25978**



**A TOUCH OF TUSCANY ON 5+ ACRES IN WATER MILL**

**Water Mill.** A grand entry opens to generous common rooms warmed by 3 fireplaces as well as 7 bedrooms to accommodate guests. Outside the heated Gunite pool is serviced by its own 2,000 SF+/- carriage house with your own tennis court nearby. Established landscaping, a gated entry and an oversized garage complete this unique offering. Co-Exclusive \$3.15M **WEB# 27954**



**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 a 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. Exclusive \$8.95M **WEB# 07102**



**FOR THE GENERATIONS**

**East Hampton.** There remains only one 2.3 acre parcel at the end of Middle Lane to ponder all the possibilities. Enjoy the current 5 bedroom house and rolling lawn or start anew as there's ample room for a substantial new house, pool, cabana and tennis court. Location, potential and a negotiable seller demand your attention today. Exclusive \$5.95M **WEB# 06042**

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