

VOLUME II, NUMBER 2

NORTHEAST EDITION

AMERICAN LUXURY ESTATES

A GALLERY
OF FINE
REAL ESTATE
FOR THE
DISCRIMINATING
BUYER

Farrell Building Company Sagaponack Estate

SAGAPONACK, NEW YORK



M&M Custom Homes in Georgia

EAST HAMPTON, NEW YORK. Nestled at the end of a long private drive lies an 8,000+ square foot, seven-bedroom estate recently completed by Farrell Building Company. This dramatic shingled traditional home has all of the modern amenities one would expect from one of the Hamptons' premier builders including state-of-the-art electronics and systems while the interiors are defined by sunlit open spaces that include extensive custom woodwork, moldings and cabinetry. Fireplaces warm great room, living room, dining room, library and master bedroom. The Christopher Peacock eat-in kitchen forms the centerpiece of this exquisite residence. The lower level has a media room, living room with fireplace, wine cellar, gym, steam room, sauna and staff suite. An elevator connects all three levels and nearly 11,000 square feet of living space. The property offers open vistas over a 20-acre protected reserve and includes a heated Gunite pool and sunken Har-Tru tennis court. Although the beach is only a short bike ride away, you'll probably never leave. Exclusive \$9,950,000 WEB# 54454. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

Gary DePersia, Senior Vice President

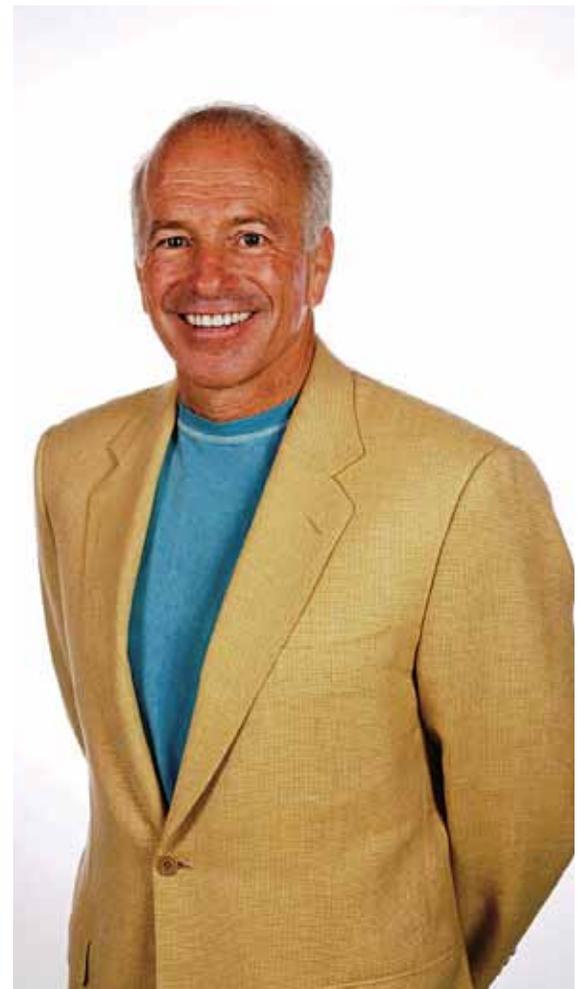
In just over 13 years on the East End with Allan Schneider Associates, now the Corcoran Group, Gary DePersia has participated in nearly a billion dollars of real estate transactions with more than 150 of his exclusive listings sold and closed, as well as matching hundreds of his own buyers and renters with the right properties. His inventory of sensational exclusive listings currently is approaching \$500,000,000, including such standouts as the 55-acre waterfront oasis Tyndal Point, the sprawling 8 acre Stone Meadow Farm, the site of the 2007 and 2008 Red Cross Ball, the 11 acre idyllic pond front estate Morgan Hill Farm, as well as over a dozen new construction projects.

Gary DePersia is consistently ranked among the top producers in the Hamptons. But just recently, in November of 2008, the *Wall Street Journal*, *Real Trends* and *lore* magazine recognized Gary as the 4th top-ranked broker by sales volume in their annual list of the TOP 200 of real estate professionals nationwide with over \$202,000,000 worth of transactions for the previous year.

Although based in the East Hampton office, Gary realized early on that each buyer or renter has different needs, thus compelling him to stay well-versed on the inventory in all the villages. He has consequently built a business that stretches from Southampton to Montauk, made possible by the addition of 3 full time assistants. This diversity has made him a favorite of New York City brokers looking to refer their clients to a knowledgeable Hampton Realtor. A well-rounded broker, he is as comfortable assisting renters to find a modest summer cottage as he is showing off one of his spectacular multi-million dollar listings.

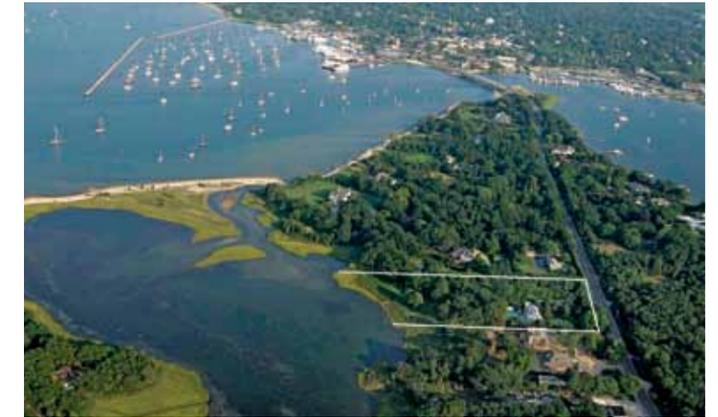
A strong believer in rewarding the confidence of those who have listed their properties with him, Gary DePersia is one of the East End's most prolific advertisers. His exclusive listings can be found regularly in local, national and international publications, including cutting-edge online technology. His listings including videos, aerials, floor plans, brochures, fact sheets and other pertinent information can be found on his personal website: website: www.myhamptonhomes.com.

Down time includes trips to Aspen or heli-skiing the Selkirk-Monashee Mountains in British Columbia as well as windsurfing the waters of Napeague and St. Thomas, where he and his wife Charlotte have a home overlooking Great Bay and St. Johns.



Gary DePersia
51 Main Street • East Hampton, NY 11937
516-380-0538 • gdepersia@corcoran.com

CORCORAN
corcoran group real estate



How Do You Take Your Gin?

SOUTHAMPTON, NEW YORK

If you prefer your gin close at hand with the ocean beyond, then a 6,500 square foot residence awaits on nearly 2 acres. A living room ushers you into European inspired interiors including an eat-in kitchen, six bedrooms, den/media room and a billiards/game room. Stone paths encircle the free-form pool, north/south tennis court and a landscape plan with lawn, specimen trees, gardens and established perimeter plantings. However you take your gin, savor this newly reduced offering before it's gone. Exclusive \$9,750,000 WEB# 32990. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

Halsey Lane

WATER MILL, NEW YORK

Mecox Bay and ocean breezes caress a 6,300 square foot gambrel on almost 3 acres. Oak flooring ushers one into a living room with fireplace, den/bedroom with bath and dining room. The country kitchen with fireplace includes breakfast nook and pantry. Upstairs, the master bedroom with fireplace, terrace and bath is joined by four en suite bedrooms. All access the second floor living room with fireplace. The lower level provides quarters, media room and gym/playroom. A front-to-back porch with fireplace and bath overlooks a heated Gunite pool, spa and tennis court. Co-Exclusive \$8,250,000 WEB# 45845. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

Georgica Road

EAST HAMPTON, NEW YORK

Defined by a centuries old aesthetic and the best of the new, an eight-bedroom residence commands over 3.5 acres. This Peter Cook/Men at Work 11,500 square foot collaboration welcomes with a double height entry over oak floors fanning to common rooms. A cathedral ceiling kitchen is bolstered by a butler's kitchen. The first floor master wing with office and gym access is joined by two bedrooms while three guest suites await upstairs. A two-bedroom apartment can be used for staff or company. The lawn, trees and gardens envelop the pool and pool house with room for tennis. \$17,900,000 WEB# 37379. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

Ferry Road Waterfront

SAG HARBOR, NEW YORK

A gated entry opens to this waterfront compound. A five-bedroom post modern on 1.5 acres includes views over pool, spa and poolhouse to the harbor. Spanning four levels, a third floor aerie is complemented by a basement with state-of-the-art screening room and billiard area. Landscaped into it lies a contiguous 2.3 acre waterfront parcel excellent for a major house or tennis court. A total of 263 feet on Great Pond Creek with expansive lawn to the dock has privacy ensured with established perimeter landscaping. Co-Exclusive \$7,900,000 WEB# 11323. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Southampton Village Latch Inn

SOUTHAMPTON, NEW YORK

The main Hotel and Terry Cottage were designed by Sanford White. With five acres on Hill Street, the inn is the only parcel this size available in the Hamptons. There are 40 guest rooms in the main Inn. Private residences on the property include the Terry Cottage, with 12 bedrooms with baths and several living rooms. Three buildings were originally on Sanford White's Merrill Lynch estate, Whitefield, next door. The Potting Shed has a studio and two bedrooms with baths. In the back, with a greenhouse between, are the Homestead East villa with eight bedrooms and baths and the Homestead West with five bedrooms, baths and living rooms. Included are a heated pool, tennis court and gardens. Price upon request WEB# 47197. Gary DePersia 516-380-0538 gdp@corcoran.com www.corcoran.com/gdepersia



Majesty Reigns on Captain's Neck Lane

SOUTHAMPTON, NEW YORK

With Francis Fleetwood architecture and Stanely Dalene construction, an 8,500+ square foot, seven-bedroom masterpiece is available. On nearly 2 acres, the residence offers a paneled entry, great room and den with fireplaces, and a kitchen with fireplaced family-room, butler's pantry and breakfast nook. The dining room has custom paneling. A guest suite, powder room and pool bath complete this level. The master suite includes walk-in closets and glorious bath. The second floor hosts five more bedrooms and baths, a game room/gym and laundry. A 5,000 bottle wine cellar is in the basement and there's a heated garage with porte cochere. Enjoy the pool, spa, patio with fireplace and tennis court. \$15,950,000 WEB# 38880. Gary DePersia 516-380-0538 gdp@corcoran.com www.corcoran.com/gdepersia



West Banks Waterfront

NORTH HAVEN, NEW YORK

Sunset views are the prologue to this masterfully constructed waterfront manor above the bay. Meander along 250 feet of shoreline and through 2.6 secluded acres. Watch ships set sail as you swim in the heated Gunite pool with spa. Navigate its 6,000 square feet of living space exquisitely detailed and meticulously maintained. Entertain effortlessly with gourmet kitchen, formal dining room, media room and five bedrooms. The master suite has a water view balcony and fireplace. This offering is the only waterfront for sale among a handful of homes in this gated community that shares dock and tennis. Exclusive \$8,495,000 WEB# 29701. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Almost Ocean on Gibson Lane

SAGAPONACK, NEW YORK

With the surf 500 feet away, an 8,500+ square foot, six bedroom residence is being built, with 11 reserve acres (25% ownership). A foyer accesses the great room, dining room and den, all with fireplaces, as well as the kitchen with gathering room. A bedroom suite, two powder rooms, laundry and 2-car garage complete the first floor. Upstairs, the master with bath and two terraces reigns over three bedrooms, with baths en suite. A staircase leads to the widow's walk/deck. The lower level offers a gym, massage room, steam room with sauna plus optional movie theater, powder room, wine cellar, game room, staff bedroom/bath, and laundry. The pool with spa is serviced by a cabana with bathroom, shower and kitchenette. Co-Exclusive \$11,900,000 WEB# 10852. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

Gary DePersia

51 Main Street • East Hampton, NY 11937
516-380-0538 • gdepersia@corcoran.com

corcoran
corcoran group real estate

Gary DePersia

51 Main Street • East Hampton, NY 11937
516-380-0538 • gdepersia@corcoran.com

corcoran
corcoran group real estate



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 some of 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 wild life 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 next to the ferry. The southern most pair has approvals in place for a new dock to be constructed in front of the existing glass house. Both the southern lots and the middle lots have access to the dredged lagoon with additional dockage. Contact us for your private tour today.

Contact us for a private tour:

Gary DePersia

516.380.0538 gdp@corcoran.com

corcoran.com/tyndalpoint

corcoran

corcoran group real estate