

VOLUME III, NUMBER 1

NORTHEAST EDITION

# AMERICAN LUXURY ESTATES

A GALLERY  
OF FINE  
REAL ESTATE  
FOR THE  
DISCRIMINATING  
BUYER

Sandcastle by Farrell Building Company

BRIDGEHAMPTON, NEW YORK

*presented by Gary DePersia, SVP, The Corcoran Group*



## Sandcastle by Farrell Building Company

**BRIDGEHAMPTON, NEW YORK.** If you've ever wondered what one of the Hampton's top builders would create for himself, then imagine no more when the gates open to this spectacular estate on 11.5 acres in a prime south of the highway location. Farrell Building Co. has combined exotic materials and masterful finishes within this extraordinary residence that features 31,000+/- square feet of living space on 3 floors plus its unique recreation pavilion. Bordeaux walnut floors with radiant heat welcome you into an impressive grand foyer that fans out to include a 40'+ living room with 2 fireplaces, formal dining room with fireplace, a walnut library for him, a sundrenched office for her and a planetarium-like home theatre. The professional chef's kitchen is bolstered by butler's pantry, walk-in refrigerator and wine rooms and is flanked by a media room and screened porch with fireplace. Upstairs the 2,800+ square foot master suite is joined by eight en suite bedrooms including a separate two-bedroom apartment. The fabulous lower level redefines a finished basement with a 2-lane bowling alley, virtual golf, skateboard half pipe, rock climbing wall, media room, full bar and disco, children's performing area and a staff apartment. A complete spa facility with gym is joined by a combination squash, racquetball and basketball court featuring moving walls and retractable hoop. An elevator connects all levels while a smart system controls the entire estate. Above and below ground garages house up to 8 vehicles. Outside, a 60' pool is bolstered by spa, sunken tennis court, outdoor kitchen, 4,000+ square foot recreational building and spectacular landscaping accented by extensive outdoor lighting and acres and acres of manicured lawn. See it all online or by appointment today. Also available for rent for 2 weeks in the Summer of 2011. Co-Exclusive \$49,500,000 WEB# 32012. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

### *Gary DePersia, Senior Vice President*

Since starting in 1995 on the East End with the legendary Allan Schneider Associates, now the Corcoran Group, Gary DePersia 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 listings is currently more than \$500,000,000, including such standouts as the Sag Harbor's 55-acre waterfront oasis Tyndal Point, Bridgehampton's incredible Sandcastle residence, Montauk's legendary Startop Estates, the 40-acre ocean view enclave known as Sagaponack Greens, as well as a dozen new construction projects.

Gary DePersia is consistently ranked among the top producers in the Hamptons. Repeatedly listed as the top broker for the last 10 years, in 2008 he was Corcoran's top broker on the East End by sales volume and rental units. 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 400 of real estate professionals nationwide with over \$202,000,000 worth of transactions for the previous year, a list he has made every year since as well.

Benchmark transactions have included being the listing broker on the highest priced land transaction in Bridgehampton South (\$37.5M in 2007), the listing broker on the highest priced residential sale north of the highway in East Hampton (\$12.5M in 2009) as well as being the selling broker for the most expensive single family residence to ever sell north of the highway in The Hamptons (\$20+M in 2005).

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 and from Sagaponack to Shelter Island, made possible by the addition of 4 licensed assistants. 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. This diversity has made him a favorite of NYC brokers looking to refer their clients to a knowledgeable Hampton Realtor.

A strong believer in rewarding the confidence of those who have listed their properties with him, Gary DePersia is the East End's most prolific advertiser. His exclusive listings can be found regularly in local, national and international publications, including cutting-edge online technology, including his personal website [www.myhamptonhomes.com](http://www.myhamptonhomes.com). He has appeared on several occasions on NBC's Sunday Morning Open House NYC as well as in the Hamptons and Aspen on Plum TV talking about his listings, market trends and Hamptons real estate in general.

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



**Gary DePersia** *corcoran*  
51 Main Street • East Hampton, NY 11937  
516-380-0538 • [gdepersia@corcoran.com](mailto:gdepersia@corcoran.com) corcoran group real estate



The Magnificent Seven: Wainscott Oceanfront

**WAINSCOTT, NEW YORK**

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 five bedroom house, an oceanside 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 oceanside 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. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Rose Hill Road

**WATER MILL, NEW YORK**

Sometimes bigger IS better. With over 18,000 square feet of living space on 2.5 south of the highway acres in Water Mill, a new 10-bedroom residence comes to market for those wanting to live large. A gated entry opens to a stunning Gambrel-style traditional that includes, on the first level, great room, intimate living room, study, guest master, extensive sumptuous gourmet kitchen and formal dining room. Upstairs, the expansive master wing, which offers sitting room, fireplace, palatial bath and terrace, shares the second floor with eight additional en suite bedrooms. No mere basement, the 5,000 square foot lower level offers state-of-the-art theatre, wine cellar, billiard and table tennis rooms, complete spa facilities with sauna, steam and massage rooms, and staff quarters. An elevator connects all three levels of living space while a Crestron system and a 16-camera security system guarantee a safe and well-run estate. A large recreational pavilion complete with outdoor kitchen, dining area, indoor and outdoor baths and fireplaces anchors a rear yard that includes a 25' x 75' pool and oversized spa, both with automatic covers, sunken all-weather tennis with basketball court and extensive bluestone patios framed by acres of lawn, bordered on 2 sides by agricultural reserve. Call for your private tour today. Exclusive \$12,950,000 WEB# 37279. 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



Startop Estates: Views to a Thrill

**MONTAUK, NEW YORK**

A legendary compound, encompassing 13 acres on 2 contiguous lots plus a 6 acre reserve, offering 360° views from the Atlantic Ocean to Long Island Sound, providing a unique opportunity for the discerning buyer looking to create an unparalleled East End experience. The approach to the compound, known as Startops Estates, climbs from Lake Montauk to an existing hilltop home on 3.9 undulating acres. This five-bedroom, two-story residence can be enjoyed while plans for these properties come to fruition. A nighttime canopy of stars gives way each morning to the eastern sunrise which unveils expansive views of the Atlantic Ocean, Lake Montauk, Block Island Sound, agricultural preserve and thousands of acres of county parklands until the sunset beckons at the end of each day to the west. An adjoining three-acre parcel with a 4,000 square foot barn, a 6,000 square foot indoor riding arena and several other outbuildings are pre-existing and non-conforming and could be converted into other applications. Inquire about contiguous building lots that could be incorporated to create an even more formidable estate. A private airstrip in town provides easy access while nearby marinas provide safe harbor for your boat. With the Renaissance of Montauk in full swing, it's time to preview Startops Estates today! Exclusive \$9,200,000 WEB# 28118. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Great Expectations in Wainscott South

**WAINSCOTT, NEW YORK**

Wainscott was named after a little town in Kent, England, made famous in Dickens' Great Expectations. With a one-room schoolhouse, a population under 1,000 and an area of only 7 square miles, this seaside hamlet might get overlooked. But then one might also miss out on the only new construction listed for sale today south of Main Street and surrounded by Beach Lane, Town Line and Wainscott Pond. And if you missed out on the last house by the Liffon-Green team on nearby Gibson Lane, this is your opportunity to own a larger, improved version on an acre designed by Val Florio. One enters the 6,100+ square foot, six-bedroom shingled traditional through a double height paneled entry foyer over 6-inch wide walnut floors that fan out to include great room, den and screened porch, all warmed by fireplaces. The superb kitchen with gathering room has its own fireplace as well as a butler's pantry that leads to the formal dining room. A guest suite, staff quarters and a pair of powder rooms on opposite sides of the residence, a laundry facility and a 3-car garage complete the first floor. Upstairs the master bedroom, stretching from front to rear of the house, offers expansive bath, his/her closets and terrace, and is joined by three additional bedrooms with baths all ensuite. The finished lower level offers a spa experience including gym and sauna as well as wine cellar, recreational areas, full bath, staff lounge and an optional movie theater with concession area. Outside, the 20' x 50' heated Gunite pool with 8' x 8' spa is serviced by a pool house that includes bathroom and kitchen. Great expectations, indeed! Exclusive \$8,995,000 WEB# 13296. 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



#### **BAYBERRY COVE**

**Southampton, NY.** Surrounded by over 900' of bay front on a little known isle off Southampton's tony coastline, an 8500 SF residence offers a unique waterfront experience on 2.5 acres. Completed in 2006, this 7 bedroom, 8 bath oasis offers 180' views out to the bay and ocean beyond. The double height great room with fireplace forms the centerpiece within that additionally includes on the first floor den with wet bar, expansive eat in kitchen bolstered by fireplace and butlers prep kitchen plus a formal dining area, all with stunning views of the bay. The master wing has an expansive bath with steam shower as well as his and her closets. Upstairs an impressive office forms a command center that has its own screened porch for those postprandial cigars. Six additional bedrooms complete the 2nd floor and leads to a third floor playroom and covered porch that will soon become someone's favorite haunt. A three car garage houses your prized vehicles. With a vast liquid backdrop, the outdoor areas include the free form Gunite pool with spa and waterfall, wet bar, pool bath and generous lawn. Accessed by a short span fashioned from pieces of NY's Manhattan Bridge, this new offering is available for one discerning buyer. Exclusive \$7.95M WEB# 14595

**Gary DePersia, SVP, Associate Broker 516.380.0538 [gdp@corcoran.com](mailto:gdp@corcoran.com)**