



Sandcastle

BRIDGEHAMPTON, NEW YORK. If you've ever wondered what one of the Hampton's top builders would create for himself and his family, 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. Available for any 2 weeks in Summer 2011 if unsold, see it all online or by appointment today. 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 currently exceeds \$500,000,000, including such standouts as the Sag Harbor's 55-acre waterfront oasis Tyndal Point, Montauk's unparalleled Startop Estates, Bridgehampton's incredible 31,000 square foot Sandcastle, the 40-acre 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 in his organization for the last 10 years, in 2008 he was Corcoran's top broker on the East End by sales volume and rental units. Benchmark transactions have included being the listing broker on the highest priced land transaction in Bridgehampton South (\$37.5M), the listing broker on the highest priced residential sale north of the highway in East Hampton (\$12.5M) 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 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. As of October, Gary has over \$100,000,000 worth of transactions since the beginning of the 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 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 real estate brokers from elsewhere 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.

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.



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Fithian Lane

EAST HAMPTON, NEW YORK

An in-town, south of the highway lifestyle is the prologue to the story celebrating this new 6,000+ square foot, six bedroom traditional recently completed and ready for its next owner. Behind a gated entry on more than an acre within close distance to all that makes East Hampton a world class destination, this superbly detailed residence offers living room, formal dining room, den, master bedroom and guest bedroom all with fireplaces. The expansive well-equipped kitchen is flanked by butler's pantry and large eat-in area. The master bedroom with luxurious bath, sauna and walk-in closet joins five additional bedrooms, including one on the first floor. A third floor aerie is the ultimate hideaway play room or home office. Covered porches overlook the well-landscaped property, a 45' Gunite pool with spa and automatic cover as well as pool house with fireplace, bathroom and studio space. The house is automated through a Crestron Home Automation System that controls the audio/visual, HVAC, lights, security and video. This system can be accessed from any computer or smartphone in the world. The detached 2-car garage with finished space above is for cars, bikes and additional storage. Exclusive \$6,495,000 WEB# 51949. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Bayberry Cove

SOUTHAMPTON, NEW YORK

Surrounded by over 900' of bay front on a little known isle off Southampton's tony coastline, an 8,500 square foot residence offers a unique waterfront experience on 2.5 acres. Completed in 2006, this seven bedroom, eight 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 butler's 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 second floor that 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, putting green and generous lawn. Accessed by a short span fashioned from pieces of NY's Manhattan Bridge, this new Hampton offering is available now for the first time for one discerning buyer. Exclusive \$7,950,000 WEB# 14595. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

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Rose Hill Road

WATER MILL, NEW YORK

Sometimes bigger IS better. With over 18,000 square feet 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 Gambrel style traditional that includes, on the first level, great room, living room, study, guest master, sumptuous gourmet kitchen and formal dining room. Upstairs the expansive master wing offering sitting room, fireplace, palatial bath and terrace shares the second floor with eight en suite bedrooms. The 5,000 square foot lower level offers state-of-the-art theatre, wine cellar, billiard and table tennis rooms, spa facilities with sauna, steam and massage rooms, and staff quarters. An elevator connects all three levels while a Crestron system and a 16-camera security system guarantee a safe and well-run estate. A 2,000 square foot recreational pavilion with outdoor kitchen, dining area, indoor and outdoor baths and fireplaces anchors a rear yard that includes a 25' x 75' pool and spa with automatic covers, sunken all-weather tennis with basketball court and bluestone patios framed by lawn, bordered on 2 sides by agricultural reserve. Exclusive \$12,950,000 WEB# 37279. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Sagaponack Greens

SAGAPONACK, NEW YORK

Stretching southwards towards the pristine beaches of the Atlantic Ocean, 40+ acres of rolling farmland stand ready to become one of the most exclusive enclaves in the bucolic hamlet of 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, as some of the most revered builders and architects begin work. The remaining 4 lots, just shy of 2 acres each, 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: \$5,495,000, Reserve: \$4,500,000 WEB# 00425. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

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Startup Estates: Views to a Thrill

MONTAUK, NEW YORK. A legendary compound, encompassing 13 acres on 2 contiguous lots plus a 6 acre reserve, offers 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 large building envelope provides an exciting canvas for architects and builders alike. A nighttime canopy of stars gives way each morning to the 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. 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. A 6 acre reserve fans out below both parcels. 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

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