



**GREAT EXPECTATIONS IN WAINSCOTT SOUTH**

**Wainscott.** The only new construction for sale south of Main Street, a 6,100 SF+/-, 6 bedroom traditional includes great room, den and screened porch, all warmed by fireplaces. The superbly outfitted kitchen leads to the formal dining room. 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.** Nearing completion on fabled Further Lane, this 6,000 SF+/- residence has a double-height entry connecting to the great room, living room and guest suite. The chef's kitchen leads to the dining room with fireplace. Upstairs the master bedroom is joined by 4 additional ensuite bedrooms. The lower level is complete with staff lounge, gym, media room and rec areas. Outside the pool and spa are surrounded by established landscaping.  
Exclusive \$8.5M **WEB# 42890**



**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 to the North Fork, Shelter Island and beyond. A pending permit will allow a pool between house and water with 180° views of the busy bay with room for a cabana if desired. Head over to Sunset Beach on Shelter Island or to Sag Harbor, both so close.  
Co-Exclusive \$3.28M **WEB# 25978**



**GEORGICA CLOSE**

**East Hampton.** A unique opportunity has come on the market in the form of a 2.25 acre parcel. On this gorgeous lot, there is room for a house, pool, pool house and a tennis court. There exists a pre-existing, nonconforming cottage which can be refurbished to go along with any new residence. With a south-of-the-highway location and a Georgica address, expect this building parcel to be spoken for quickly.  
Exclusive \$3.495M **WEB# 07285**



**ROSE HILL ROAD ESTATE FOR SALE OR FOR RENT**

**Water Mill.** Sometimes bigger is better. With over 18,000 total SF+/- 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, a 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 8 additional en suite bedrooms. No mere basement, the 5,000 SF+/- 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 automated system and a 16 camera security system guarantees 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. Available for various time frames during Summer 2011 or annually.  
Exclusive \$12.95M **WEB# 37279** MD-LD: \$595K, June: \$95K, July: \$250K, Aug-LD: \$295K, July-LD: \$550K, Y/R: \$695K



**Exceptional Properties...Exceptional Results**

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 and Montauk's legendary Startop Ranch, 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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