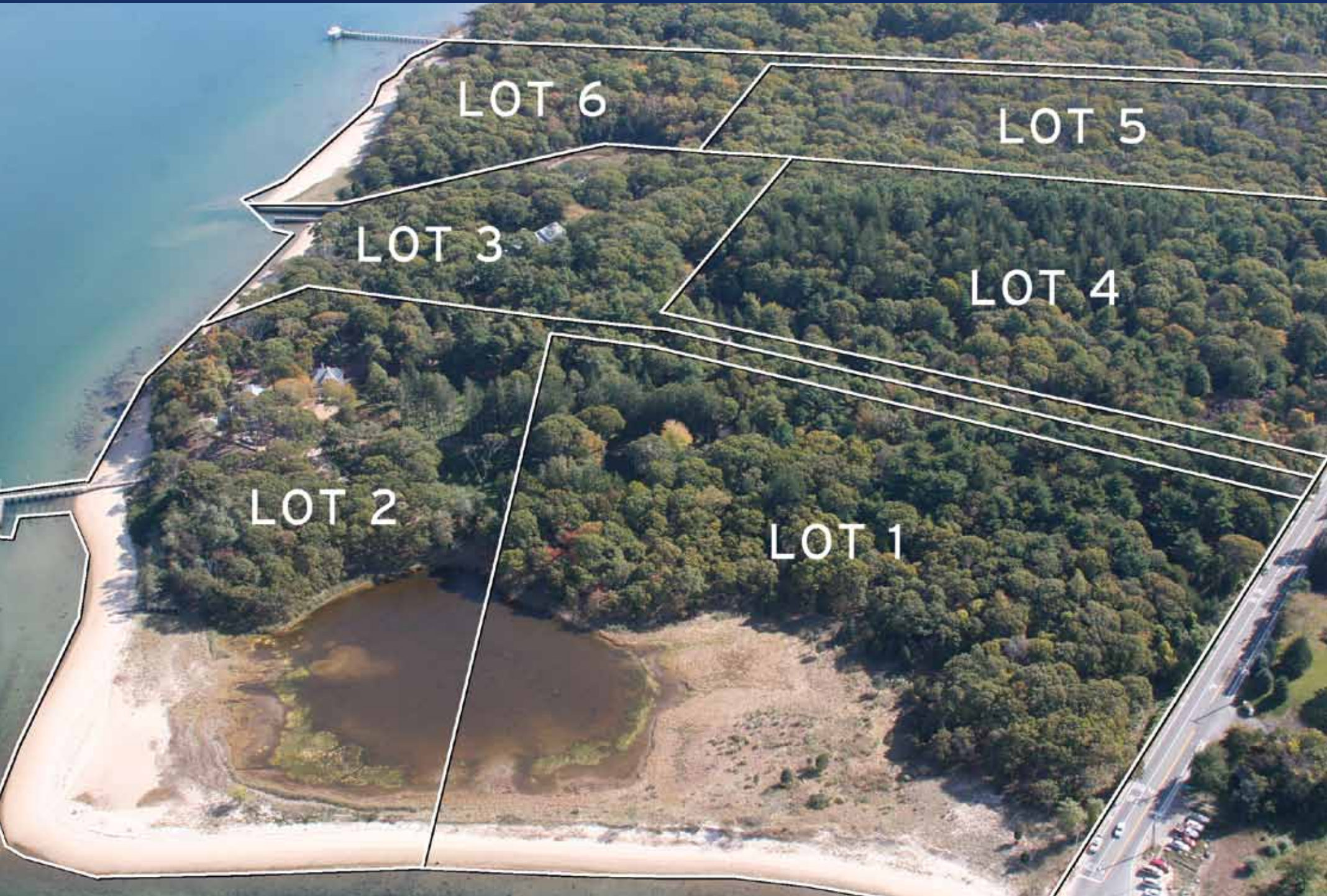




TYNDAL POINT

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 Tyndal Point is very close to final approvals to subdivide its 55 Acres into 6 lots which can be owned in pairs. 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 as well. Both the southern lots and the middle lots have access to the deeply 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

www.tyndalpt.com

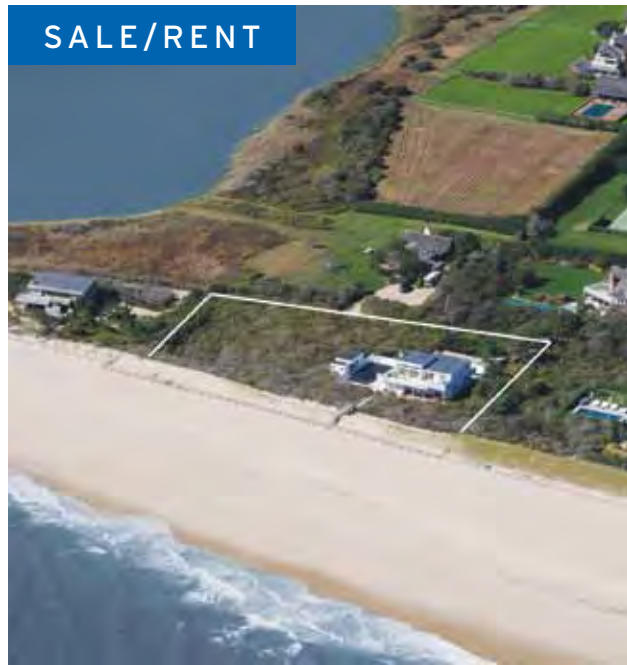
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Exceptional Properties...

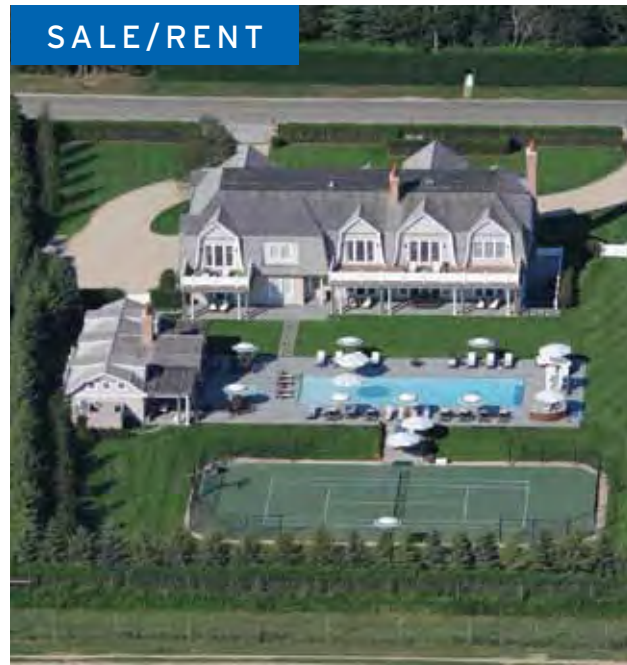
...Exceptional Results



Wainscott. Price Upon Request - Beach Lane - **WEB# 55212**
3,000 SF+/-, 5 bedrooms, 4.5 baths, pool, oceanfront, 2.3 acres



Southampton. \$13.95M - Captains Neck Lane - **WEB# 38880**
8,500 SF+/-, 7 bedrooms, 8.5 baths, pool, tennis, 2 acres



Water Mill. \$12.95M - Rose Hill Road - **WEB# 37279**
11,000 SF+/-, 10 bedrooms, 12.5 baths, pool, tennis, 2.5 acres



Bridgehampton. \$6.95M - West Pond - **WEB# 42210**
8,400 SF+/-, 7 bedrooms, 8.5 baths, pool, 1 acre



East Hampton. \$6.795M - Three Mile Harbor - **WEB# 28402**
3,700 SF+/-, 4 bedrooms, 4 baths, pool, bayfront, 2.15 acres



East Hampton. \$6.495M - Fithian Lane - **WEB# 51949**
6,000 SF+/-, 6 bedrooms, 7 baths, pool, pool house, 1.1 acres



Water Mill. \$9.8M - Mill Creek Close - **WEB# 33192**
14,000 SF+/-, 8 bedrooms, indoor pool, tennis, 1.23 acre



Wainscott. \$8.995M - Five Rod - **WEB# 13296**
6,150 SF+/-, 6 bedrooms, pool, finished basement, 1 acre



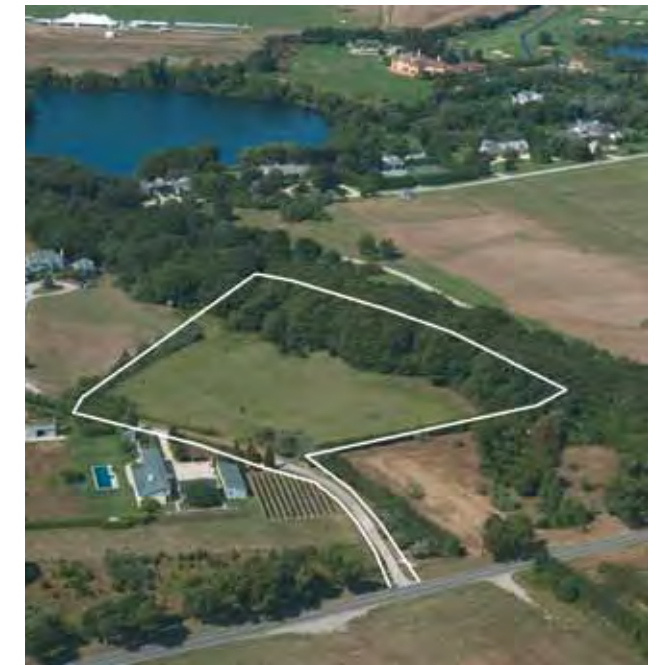
Southampton Village. \$8.75M - Old Town - **WEB# 32990**
6,500 SF+/-, 6 bedrooms, 6.5 baths, pool, tennis, 2 acres.



East Hampton. \$5.95M - Cross Highway - **WEB# 24677**
2,500 SF+/-, 5 bedrooms, 4.5 baths, room for pool, 2.3 acres



Water Mill. \$5.495M - Stephen Halsey Path - **WEB# 28347**
5,800 SF+/-, 7 bedrooms, 7.5 baths, gunite pool, .93 acres



Bridgehampton. \$3.75M - Mitchells Lane - **WEB# 00806**
5.5 acres with room for house, pool, pool house and court.



East Hampton. \$8.5M - Further Lane - **WEB# 42890**
6,100 SF+/-, 6 bedrooms, finished basement, pool, .86 acre



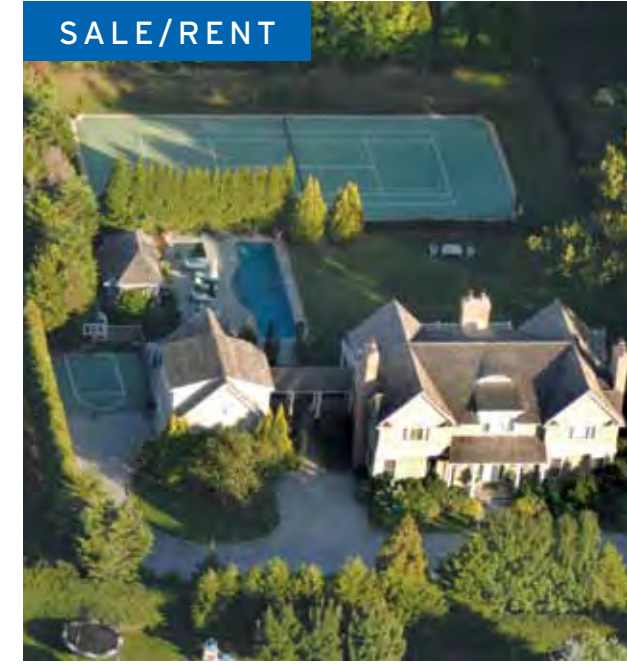
Sagaponack. \$26.48M - Sagaponack Greens - **WEB# 21047**
3 lots with room for house, pool and court plus 25 acre reserve



Water Mill. \$8.25M - Halsey Lane - **WEB# 45845**
6,300 SF+/-, 7 bedrooms, 8.5 baths, pool, tennis, 2.8 acres



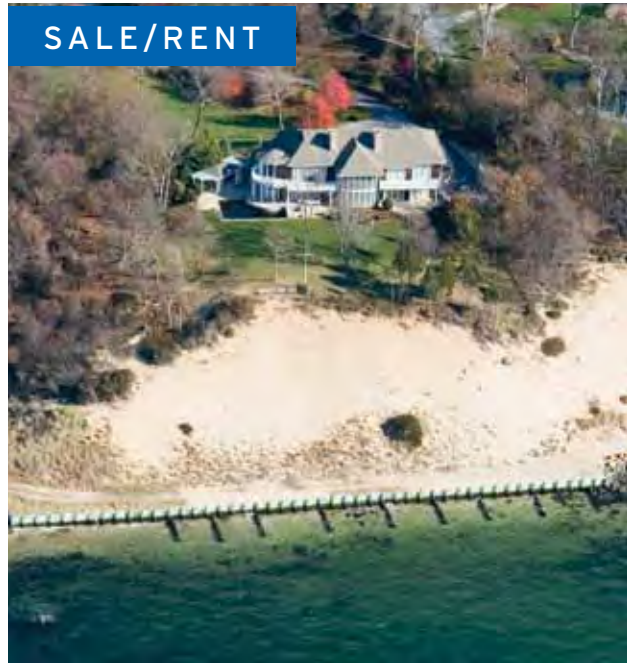
Bridgehampton. \$4.995M - Scuttlehole Road - **WEB# 42555**
3,500 SF+/-, 4 bedrooms, 4 baths, gunite pool, tennis, 5 acres



East Hampton. \$4.75M - Georgica Road - **WEB# 54517**
5,500 SF+/-, 6 bedrooms, gunite pool, tennis, 1.3 acres



Water Mill. \$4.65M - New Ground Lane - **WEB# 15383**
7,000 SF+/-, 7 bedrooms, gunite pool, tennis, 2.10 acres



North Haven. \$7.95M - West Banks - **WEB# 29701**
6,100 SF+/-, 6 bedrooms, 5.5 baths, pool, bayfront, 2.6 acres



Southampton. \$7.95M - Bayberry Cove - **WEB# 14595**
8,500 SF+/-, 7 bedrooms, 6.5 baths, pool, bayfront, 2.4 acres



East Hampton. \$7.5M - Georgica - **WEB# 42988**
5,000 SF+/-, 5 bedrooms, 7 baths, pool, tennis, 2 acres



East Hampton. \$4.595M - Old Orchard Lane - **WEB# 46106**
6,700 SF+/-, 6 bedrooms, 7.5 baths, gunite pool, 1.4 acres



Wainscott. \$4.995M - Wainscott NW Road - **WEB# 108119**
5,500 SF+/-, 5 bedrooms, 7.5 baths, gunite pool, 1.2 acres



Amagansett. \$3.495M - Laurel Hill Lane - **WEB# 10996**
6,200 SF+/-, 6 bedrooms, 6.5 baths, gunite pool, 1.70 acres

Gary DePersia, SVP, Associate Broker, 516.380.0538, gdp@corcoran.com

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Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by NRT LLC.



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 over the last two years, it is available for sale or for a 2 week rental during summer 2011. See it for yourself today.

Co-Exclusive, Price Upon Request **WEB# 32012**

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 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.



Gary DePersia, SVP, Associate Broker

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