



THE RESORT AT MILL CREEK

Water Mill. Epitomizing the luxury and lifestyle of the Hamptons, this spectacular house and property spanning 1.25 acres, south-of-the-highway in Water Mill awaits a new owner to savor all its pleasures. Bare feet will enjoy the heated stone floors throughout 15,000 SF+/- of living space on three levels. The dramatic 1,500 SF+/- living room with 26' ceilings leads to an opulent master suite with his/her baths, atrium with private spa and elaborate built-in closets. The European kitchen with adjacent den forms a natural gathering place. The paneled library will house your prized tomes. First and second floor bedrooms, all with private baths accommodate guests and staff alike. The lower level has an indoor pool within a sunlit atrium that forms the centerpiece of a finished basement redefined to include full gym, two saunas and steam rooms, home theatre and billiards room. The feeling of affluence continues outside with pool, spa, sunken hydro Har-Tru court and pool house. House up to 5 vehicles in the oversized garage. Yes, the beach and town are only a short bike ride away, but why would you ever leave?

Co-Exclusive \$9.8M WEB# 33192

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Gary DePersia Presents...



FARRELL GOES FURTHER

East Hampton. A 6,100+/- SF gambrel is nearly complete surrounded by some of the most renowned estates on the East End. But you won't need to be a hedge fund mogul or famous comedian to own this 6 bedroom residence. A brilliant floor plan offers a double height paneled entry connecting to the great room, living room and guest suite with fireplace. The large cook's kitchen leads to the formal dining room with fireplace. Upstairs the master bedroom is joined by 4 additional bedrooms each equipped with baths. The lower level is complete with staff lounge, full bath, gym, media room and rec areas. Outside the heated gunite pool and spa is surrounded by an acre of lawn and established landscaping. Exclusive \$8.5M WEB# 42890

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.



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FLYING POINT

Water Mill. If new construction and proximity to beach and town are your thing, then you must see this nearly completed 6 bedroom traditional south-of-the-highway. A sensible floor plan throughout 5,500 SF+/- ushers one into an inviting entry that leads to the living room with fireplace and a eat-in kitchen flanked by a formal dining room and a fireplaced den. A first floor guest suite completes the first floor. Upstairs the master wing with sitting room, fireplace and balcony reigns over 3 additional bedrooms with baths all ensuite. An additional 1,500 SF+/- of finished space can be found in the lower level. Covered porches look out at 2+/- acres that includes Gunite pool, pool house, a detached garage and all-weather tennis court all framed by verdant lawn. Exclusive \$6.35M WEB# 33465



GREAT EXPECTATIONS IN WAINSCOTT SOUTH

Waincott. Construction has begun on the only new house listed for sale today south of Main Street and surrounded by iconic Beach Lane, Town Line and Waincott Pond. One enters the 6,100 SF+/-, 6 bedroom shingled traditional through a double height paneled entry foyer that fans out to include great room, den and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with fireplaced gathering room leads to the formal dining room. A guest suite, staff quarters and garage complete the first floor. 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

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FORM AND FUNCTION IN WATER MILL SOUTH

Water Mill. Location, style and function come together flawlessly in this 7 bedroom, 7.5 bath modern designed by Francis D'Haene. Rift and quarter sawn white oak flooring welcome all into sophisticated interiors beneath 13.5' ceilings that invite the outdoors in via floor to ceiling windows and custom doors that feature automatic shades. The sleek Italian Varenna kitchen forms the centerpiece of this dramatic space that leads to various bedroom wings with bathrooms featuring Dornbracht fixtures. The lower level adds additional recreational areas while the 2 car garage connects via convenient mud room with pool bath. Outside the professionally landscaped property frames the heated gunite pool, stone patios and a built-in outdoor cooking area.

Exclusive \$5.495M WEB# 28347



INSPIRED WATERVIEWS OVER THREE MILE HARBOR

East Hampton. Overlooking the same water and bathed in the same light that inspired Pollack and DeKooning, this 4 bedroom bayview residence in the historic Springs offers sunsets over Three Mile Harbor along with two fireplaces, den, outdoor living room with cabana kitchen and heated pool. Look forward to your post prandial strolls to the bay just down the street.

Co-Exclusive \$1.84M WEB# 33424



BELL ESTATE

Amagansett. A 5 bedroom post-modern sprawls across 2 acres behind a gated entry as an open floor plan includes dramatic great room with fireplace. The first floor master is balanced by 4 additional bedrooms and baths. Mahogany decking surrounds the pool, hot tub and pool house as the expansive lawn leads to an additional building perfect for yoga.

Exclusive \$2.65M WEB# 33314



STONEY HILL

Amagansett. Architect John Laffey's signature is all over this 6,200 SF +/- traditional sited on almost 2 acres. The foyer features raised paneling and intricate moldings leading to both the great room with fireplace and formal dining room. A convenient guest master lies just beyond. The custom kitchen offers professional grade appliances along with adjacent living room with fireplace. The master suite features a fireplace, large walk-in closets and generous master bath appointed with carrera marble and deep soaking tub. Sharing the second floor are 4 additional bedrooms, all with baths. A finished basement offers even more possibilities. Outside, a screened living room looks out at the heated gunite pool framed by expansive bluestone patio, all within a private setting.

Exclusive \$3.495M WEB# 10996



SITTING WITH A DOCK ON THE BAY

East Hampton. A property has come to market that features one of the longest docks on 3 Mile Harbor. Adding to the allure is a beautifully maintained 5 bedroom house with direct bay access. The great room forms the centerpiece from which all else flows with kitchen and dining area nearby. A sunroom forms the perfect reading nook and an office handles all your homework. The master anchors one side of the house while 2 bedrooms share the other. Down below one finds 2 additional bedrooms, full bath and a living room. Outside the mahogany deck offers entertaining areas and a hot tub from which you'll sip your favorite drinks as you watch ships set sail. A pool is possible with a variance. Call me today to arrange your own personal slip.

Exclusive \$3.2M WEB# 33323

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BEACH LANE

Wainscott. An original 1789 Federal house was slated for demolition in Fall River, Mass. until its current owners purchased and reassembled this early American treasure. In 2005, the house was meticulously enlarged to now include formal living and dining rooms with fireplaces, large country kitchen gathering room, walls of French doors to the outside, 5 bedrooms, 2 of which are master suites, a finished lower level with service and staff areas, heated gunite pool, covered porch and separate garage/pool house. All this situated on 1.2 acres with sunset views over farm fields to the ocean beyond. Co-Exclusive \$8.25M **WEB# 45934**



BAYWATCH

East Hampton. Spend your leisure time in this beautiful waterfront traditional with dramatic views of Three Mile Harbor where a sweeping lawn reaches to the beach in your own backyard. Recently built to the highest standards this nearly 4,000 SF+/- cottage style traditional includes airy sunsplashed living room with fireplace, country kitchen, dining room and secluded master with beamed cathedral ceilings, all with stunning water views. A finished walk-out lower level, waterside heated gunite pool, koi pond and 2-car garage complete this sensational offering within a park-like setting. Co-Exclusive Price Upon Request **WEB# 28402**

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