



**BAYWATCH**

**East Hampton.** Spend your leisure time in this beautiful waterfront traditional with sweeping views of Three Mile Harbor. A gated entry welcomes you into a park like setting secluded from all else as you pass beneath a canopy of majestic trees that leads to the residence. Perched high on a knoll above the bay, a recently built residence offers 3 bedrooms, a possible fourth, a wonderful dining room, large country kitchen and a finished walkout basement to easily access the grounds. Generous decks afford ample areas to kick back and relax. The waterside heated gunite pool and koi pond are both set within a rolling lawn that runs down to the very bay itself. Moor your boat just off the beach or across the way in one of the many marinas. Waterski, windsurf, kayak or swim just steps from your back door. Keep the car out of the midday sun in the attached garage. Inquire about rental possibilities as well. Co-Exclusive. **\$6.795M WEB# 28402**



**A HOUSE FOR ALL SEASONS IN GEORGICA OR PERHAPS JUST AUGUST**

**East Hampton.** Long before their signature Stone Meadow Farm and years before the pond front estate on Old Mill, Haddonfield & Associates were building handsome custom houses for the discerning Hamptons buyer. One such house, designed by noted architect John Laffey on almost 1.5 acres south of the highway in tiny Georgica, has now come to market. Beautifully appointed and meticulously maintained for a decade, this 4,500 SF +/-, 5 bedroom traditional residence offers spacious common rooms, a sensible bedroom layout and attractive outdoor amenities to form the perfect opportunity for a buyer looking for the complete Hampton experience. Flanking the stately living room with fireplace are the den and a sun drenched atrium. The completely outfitted kitchen is joined by the formal dining room. Upstairs the master suite is a sanctuary unto itself with fireplace, steam shower, Jacuzzi, walk in closet and a private balcony. Three appropriately sized guest suites with baths all ensue complete the second floor. A separate staircase over the two car garage leads to a bedroom and bath sequestered from the rest which will soon become a favorite of weekend invitees. The basement is ready to be finished by its next owner. A landscape plan embraces the heated Gunite pool, built in outdoor barbecue and sunken Deco Turf north-south tennis court. Own it in time for Summer 2011 or take it for a test drive from August to Labor Day. Exclusive. **\$5.395M WEB# 42816 August-LD: \$95K**



**THE BELL ESTATE**

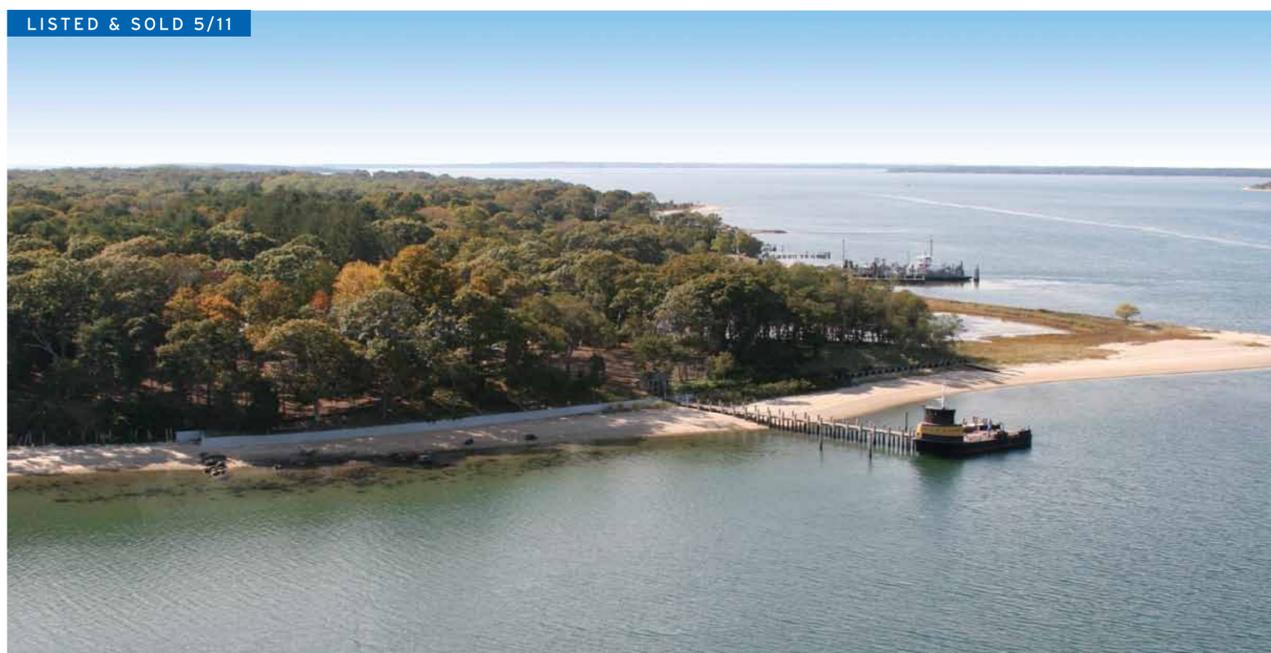
**Amagansett.** Bell Estate Amagansett's Tony Bell Estate is the location for this perfectly poised 5 bedroom post modern sprawling across almost 2 acres of beautifully landscaped property. A gated entry takes one down a long private drive and up to an immaculately maintained residence. The entry opens to a sun-drenched great room with fireplace. The open floor plan includes well equipped kitchen, dining area and leads to the luxurious first floor master with fireplace and private outside access. On the opposite side of the house are additional bedrooms and baths to accommodate your weekend guests. The finished lower level includes media room, recreational rooms and staff lounge with full bath. Series of French doors access the mahogany deck that surrounds the salt water pool, raised hot tub and pool house with bath. An expansive lawn leads to an additional recreational building suitable for art, yoga or other pursuits. With bay and ocean beaches as well as the town only a short distance away this newly repriced offering demands your attention today. Exclusive. **\$1.995M WEB# 44598**



**FITHIAN LANE**

**East Hampton.** An in-town, south of the highway lifestyle is only the prologue to the story that celebrates this new 6,000 SF +/- 6 bedroom traditional recently completed and ready for its next owner to enjoy. Privately sited 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 warmed by 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 large walk in closet joins 5 additional bedrooms, including one on the first floor. A third floor aerie is the ultimate hideaway play room or home office. Outside, 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. All this, steps from village shopping and fine restaurants. Exclusive. **\$6.295M WEB# 51949**

"I believe in my listings...apparently my buyers do too."



Tyndal Point. **\$44.99M\***



East Hampton. **\$5.95M\***



Sagaponack. **\$1.05M\***



Water Mill. **\$5.495M\***

other listings sold in 2011



Southampton. **\$7.95M\***



Sagaponack. **\$9.95M\***



Sagaponack. **\$11.9M\***



Water Mill. **\$3.15M\***



Sag Harbor. **\$7.9M\***

The Hamptons for Buyers...Sellers...Renters & Investors

With almost \$125M dollars worth of properties sold in 2010 and \$81M sold and another \$15M in contract in just the first five months of 2011, including the sale of his incredible 55 acre water front listing Tyndal Point to one of his own buyers, 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 nearly 200 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 Montauk and from Sagaponack to Shelter Island includes such standouts as Bridgehampton's record setting Sandcastle, the 40 acre enclave known as Sagaponack Greens as well as more than a dozen new construction projects. Contact Gary DePersia to discuss the full range of services available to you in the Hamptons today.

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