



**DUNE ROAD**

**East Quogue.** The Atlantic Ocean and Shinnecock Bay frame two unique contiguous lots totaling nearly 2.5 acres that stand ready to become one fortunate buyers fantastic oceanfront compound. With approved building envelopes, these lots offer room for a house, pool, guest house and tennis court with sunrise and sunset views each and every day. Investment potential abounds for a savvy buyer who keeps one lot and markets the other. Call today for a survey and complete info. Co-Exclusive. **\$8.75M WEB# 07102**



and now West of the canal too

Gary DePersia has now formed a strategic alliance with long time friend and Westhampton Corcoran associate Randy Seltzer. Frequently asked to represent properties west of the Shinnecock Canal, Gary can now add his marketing muscle and acumen to Randy's coverage in order to properly service listings from Remsenburg to Hampton Bays. Call today to discuss listing your property for sale or other real estate needs in this vibrant market.

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

Randy Seltzer, Salesperson  
646.244.4858 | randy.seltzer@corcoran.com



**FARRELL FUTHER LANE ESTATE**

**East Hampton.** A recently completed 6,100 SF +/- gambrel is surrounded by some of the most renowned estates on the East End. A brilliant floor plan offers a double height entry, great room, living room, guest suite and large kitchen that leads to the dining room with fireplace. A three car garage completes the first floor. Upstairs the master bedroom is joined by 4 bedrooms each equipped with baths. The lower level has staff lounge, full bath, rec room, wine cellar and cedar storage closet. The heated pool overlooks lawn, patios and established landscaping only minutes to the villages of East Hampton, Amagsett and their ocean beaches.

Exclusive. **\$7.995M WEB# 42890**



**HALSEY LANE**

**Water Mill.** Mecox Bay and ocean breezes combine to caress a 6,300 SF +/- gambrel poised on almost 3 acres. Wide plank oak flooring spans out to include the living room with fireplace, den with bath and dining room. The large kitchen with fireplace includes breakfast nook and pantry. Upstairs, the master bedroom with fireplace and terrace is joined by four additional ensuite bedrooms. All have access to the 2nd floor living room with fireplace tendering large vistas of Mecox Bay. There is a finished lower level with staff suite and rec rooms. A covered porch with fireplace looks out at pool, tennis court and acres of lawn within walking distance to the village.

Co-Exclusive. **\$8.25M WEB# 45845**



**AMERICA'S #1 ZIP CODE**

**Sagaponack.** A 7,800 SF +/- gambrel style traditional spans nearly 2 acres over a brilliant floor plan. Includes generous common areas, expansive kitchen, formal dining room and guest suite. Upstairs, the master wing is joined by 4 guest bedrooms all ensuite. An additional 3,000 SF +/- of finished lower level has staff quarters, theatre, wine cellar, gym, steam room, sauna and jacuzzi. Outside you'll find a Gunite pool, tennis and spacious patios all framed by verdant lawn and perimeter plantings. Co-Exclusive. **\$14.695M WEB# 47163**



**THE PINNACLE**

**Montauk.** A striking 5 bedroom, 5.5 bathroom, 5,000 SF +/- residence offers a sense of calm and serenity that is evident throughout. Fabulous established landscaping with expansive lawn frame the 40' heated gunite pool, spa, decking and entertaining areas itself embraced by a 700 acre county owned greenbelt. Views, sunsets, drama and privacy await the fortunate buyer of this new offering. Exclusive **\$8.9M WEB# 39416**

Gary DePersia, SVP, Associate Broker, 516.380.0538