

# HAMPTONS LIVING



HIGHLAND TERRACE · BRIDGEHAMPTON



*“One of life’s greatest luxuries is to own and to live in a great estate where we can breathe and relax. A place to enjoy with our families, friends, and the one’s we love the most. Where memories and friendships are formed to own forever”* explains James Michael Howard (JMH) owner and designer of Edgefield, now in construction on Highland Terrace in Bridgehampton. Sprawling across 2.6 acres looking over farm fields to the south and the ocean beyond, this 10,000 SF+/-, 7 bedroom estate is Jim’s vision of the perfect house.

*“Proportion, atmosphere, detail and luxury, are the defining ingredients of Edgefield. Consciously moving away from formality, I considered and re-imagined the prevailing Hampton’s style”* JMH. Upon entering this impressive gated property, one experiences the view corridor through the gardens to the pool pavilion. Continuing along the drive, through the portecochere, the arrival court welcomes guests with warm stone paving and intricate plantings.

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-JMH

*“I wanted to design an expressive residence that was rich with detail and filled with light. All rooms should be seamlessly joined together by natural sunlight and lovely views.”* JMH. An intimate foyer and paneled

galleries welcome all across French limestone floors that co-exist with comfortable spaces that are designed for everyday living. The formal living and dining rooms have a multi-layered design aesthetic that includes coffered ceilings, elegant moldings and fireplaces with hand carved limestone mantles. The first floor plan secludes the library and master suite from that of the public entertaining areas. Luxurious fixtures, cabinetry, custom moldings and beams are the hallmark of this magnificent master wing. The fireplace with bespoke wooden mantle provides

the perfect composition with a large plasma TV above. The master bathroom has custom mosaic marble flooring with a pair of linen cabinets with etched glass doors that were derived from the crystal

stemware of William Yeoward. The kitchen and family room warmed by its own fireplace allows more than ample room for small or large gatherings which open to the oversized covered patio with fireplace. The kitchen cabinets are a mixture of mahogany and painted surfaces with a breccia marble island and Subzero, Viking and Miele appliances. Upstairs a guest master, with views to the ocean, shares the 2nd floor with 3 additional guest bedroom suites, an office, laundry room and unfinished space that adds infinite possibilities.

*“I have long felt that staircases were one of the most important design opportunities of a home... they combine art and science like no other feature in one’s home...”* JMH. The main stairwell is an artful combination of hand turned custom design spindles, with a curving platform that is inlaid with custom parquetry in a “spider web” pattern. The French polished hand rail is finished in a way that is only found on some of the finest antiques. The rear stair, that connects to the finished lower level was engineered to appear to “float” from floor to floor and is a complex blend of installation and engineering. The lower level adds an additional 4,000 SF+/- of finished space and offers large recreational spaces, media, wine and exercise rooms. There is additionally a living room with gas fireplace and custom limestone mantel as well as two staff suites, a full bath and powder room all serviced by its own fully equipped kitchenette. A Crestron system controls the entire estate which is powered by a combination of geothermal and gas systems for the highest degree of efficiency possible.

*“I have always seen the landscape as one of endless opportunity. A great house must be set out in a place that is lovely to behold; manipulated, cultivated, natural and lovely. The designed environment enhances and unites the relationship between indoors and outdoors by responding to the landscape, the vernacular, but primarily to the intrinsic beauty of the region. It was through this process that Edgefield was born.”* JMH Gardens of boxwood hedges and hydrangeas anchor the lawn on the west side of the house. Beyond the large pool pavilion with full bath overlooking the 54’ pool and spa, is a terraced lawn. The gardens on the east side of the house consist of boxwood parterres featuring hornbeam hedges and obelisks shading the path from the arrival court to the sunken tennis court. Views from within the home are of an endless landscape.

*“If I could sum up in one word what all great estate should hold sacred, it would be imagination. There are, of course, numerous other qualities that deserve high marks...space, originality, atmosphere, and charm, but the one trait I always strive for in every home that I design is to dream of some place that would be magical and suitable to its new owners.”* JMH

For more information visit [EdgefieldEstate.com](http://EdgefieldEstate.com)

REPRESENTED BY  
GARY DEPERIA

SVP, ASSOCIATE BROKER, THE CORCORAN GROUP  
516.380.0538 · GDP@CORCORAN.COM



artist's rendering

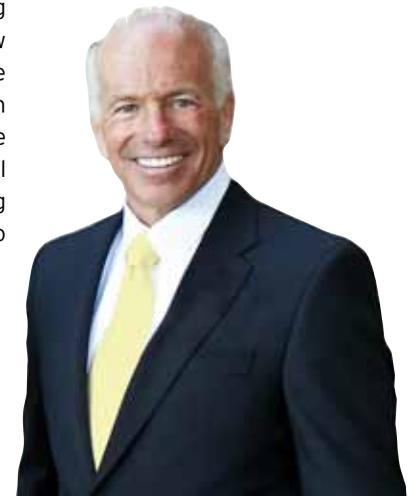


#### BAYWATCH - COVER PROPERTY

**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 lead 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 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. Water ski, jet ski, windsurf, kayak or swim steps from your back door. Keep the car out of the midday sun in the attached garage. Inquire about rental possibilities. Co-Exclusive. **\$6.795M WEB# 28402**

### Exceptional Properties...Exceptional Results

With almost \$125 million dollars worth of properties sold in 2010 and over \$92M sold and another \$7M+ contract in the first six months of 2011, 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. Gary was awarded the title of Top Producer for Corcoran's East Hampton office in 2010, honor he has earned each of the last 4 years since Corcoran's purchase of the legendary Allan Schneider Associates. In 2008, Gary was recognized by The Wall Street Journal, Real Trends and Inre magazine as the 4th top ranked broker by sales volume in their annual list of the "TOP 200" of real estate professionals nationwide. With four full time assistants Gary has no problem with covering over \$400 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**  
d: 631.899.0215 m: 516.380.0538  
gdp@corcoran.com corcoran.com/gdepersia



**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 buyer's 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](mailto:gdp@corcoran.com)

**Randy Seltzer, Salesperson**  
646.244.4858 | [randy.seltzer@corcoran.com](mailto:randy.seltzer@corcoran.com)



**GEORGICA CLOSE**

**East Hampton.** A unique opportunity presents itself in the form of a 2.25 acre parcel at the very end of Georgica Pond. On this gorgeous lot, there is room for a house, pool, pool house and even a tennis court. There exists a pre-existing nonconforming guest cottage which can be refurbished to go along with any new residence built on this already cleared lot. With both a south of the highway location and a Georgica address, expect this attractively priced building parcel to be spoken for quickly.  
Exclusive **\$3.25M WEB# 07285**



**NEW GROUND LANE**

**Water Mill.** A new 7 bedroom traditional on over 2 acres offers exquisite craftsmanship throughout nearly 11,000 SF+/- on three levels of living space. A grand reception area begins a journey through a superb floor plan including a great room with fireplace, kitchen by Bakes & Co, formal dining room with coffered ceilings, informal living room with fireplace and first floor guest suite master. Upstairs, the master wing with sitting room, fireplace and balcony reigns over 3 additional guest suites. An elevator connects to the finished lower level offering wine cellar, home theatre space, gym, living room with fireplace and two staff suites. A landscape package frames the gunite pool and spa, pool house, sunken court and detached three car garage.  
Co-Exclusive. **\$4.995M WEB# 15383**

**Gary DePersia, SVP, Associate Broker 516.380.0538 [gdp@corcoran.com](mailto:gdp@corcoran.com)**



**M & M LUXURY CUSTOM HOMES COMES TO SAGAPONACK**

**Sagaponack.** Six+ acres embrace a 6,000 SF+/- house under construction by M & M Luxury Custom Homes, offering their best floor plan to date. With the copious amenities, high end finishes and superlative quality that has become their unique signature, the first floor includes great room with fireplace, dining room, kitchen with adjacent living room and fireplace, guest suite and a 3 car garage. Upstairs, the master wing with fireplace, a pair of walk in closets, luxurious bath and its own covered balcony is joined by four additional bedroom suites. A 3,000 SF+/- finished lower includes home theatre, living room, wine cellar and 2 bedroom suites. Outside, the screened porch with fireplace overlooks the pool, spa and sunken tennis court which are all framed by a sea of lawn.

Exclusive. **\$3.995M WEB# 13576**



**HONED FROM EXPERIENCE**

**Southampton.** Spread out over 6,000 SF+/- on three levels, this five bedroom traditional offers an incredible experience found in much larger and pricier venues. The entry hall ushers you to the living room and den/media room both warmed by fireplaces. The uber kitchen includes professional appliances and a butler's pantry leading to the formal dining room. A guest suite, his office, powder room and two car garage complete the first floor. Upstairs the master wing features his and her closets, dressing room, large bath and her office. Two bedrooms and a bath complete the second floor. The lower level offers gym, sauna, bedroom, full bath, wine cellar and playroom. Outside amenities include pool, spa and outdoor kitchen area.

Exclusive. **\$3.995M WEB# 51146**

**ENGLISH COUNTRY IN SOUTHAMPTON VILLAGE**

**Southampton.** You can settle into luxury if you snag this 6 bedroom country manor on 1.5 acres with tennis. The paneled entry leads to the spacious living room augmented by both fireplace and coffered ceiling. Oak floors fan out to include the formal dining room and the kitchen highlighted by professional appliances, breakfast area and sitting room. A generous guest master suite and two car garage complete the first floor. The expansive master suite, complete with large walk-in closet and luxurious bath, is sequestered from the other three bedrooms on the upper floor. The lower level reveals a large rec room, full bath and staff suite with its own exterior egress. Outside patios and lawn connect the pool with the full size N/S court.

Exclusive. **\$5.295M WEB# 40747**



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



**SAGAPONACK SUPREME**

**Sagaponack.** Midway between ocean and bay, an 8,000 SF+/-, 6 bedroom, 8.5 bath residence offers masterful construction, consummate detail and impressive symmetry on three levels of living space. Richly stained oak floors fan out to include great room with coffered ceilings and fireplace. The kitchen, bolstered by butler's pantry opening to the dining room, flows seamlessly into an adjacent living room with fireplace, beamed 20' ceilings, wainscoted paneling and ample room to kick back and relax. French doors open to the covered porch outside. An expansive master with fireplace, his/her closets and luxurious bath with steam shower and Jacuzzi completes the first level. Upstairs, a second fireplaced master reigns over 4 additional ensuite bedrooms. The finished lower level offers recreational and media rooms, full bath, staff suite and rooms for sauna and wine cellar. The 1.8 acre property will include generous lawn and slate patios framing the Gunite pool, spa and sunken tennis court.

Exclusive. **\$3.695M WEB# 30075**

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

# INSIDE BACK COVER