



**THE RESORT AT MILL CREEK**

**Water Mill.** This spectacular house and property spanning 1.25 acres 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 living room leads to an opulent master suite with his/her baths, atrium and private spa. 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. The lower level has an indoor pool 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 court and pool house. House up to 5 vehicles in the oversized garage. Beach and town are only a short bike ride away.

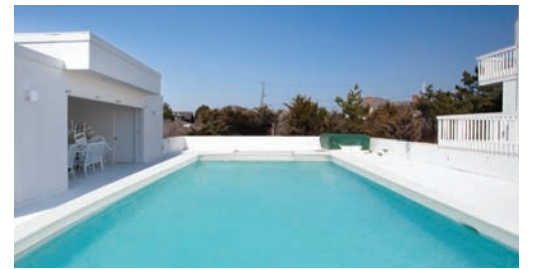
Co-Exclusive. **\$9.8M WEB# 33192**



**THE MAGNIFICENT SEVEN : WAINSCOTT OCEANFRONT**

**Wainscott.** Did you know there are only 7 owners of oceanfront property in all of Wainscott, less than any town in the Hamptons bordering the Atlantic? So when one finally comes on the market for sale you might say it's an event. And if that property happens to have a 5 bedroom house, an ocean side pool with cabana, a Beach Lane location on 2.5 acres along 315' of beachfront from which both sunrises and sunsets can be enjoyed, you could even say it calls for an actual celebration. And unlike the last oceanfront property to sell in Wainscott, this property has a large building envelope for a substantial house, has the ability for an ocean side pool and has room for a pool house as well. So feel free to open the champagne. But while you're planning your new home for this rare site, feel free to enjoy the current renovated digs that have been the summer haunt of numerous high end renters for decades. Schedule a preview to see if you want to be one of the Magnificent Seven.

Exclusive. **Price Upon Request WEB# 55212**



**ROSE HILL ROAD ESTATE FOR SALE OR FOR RENT**

**Water Mill.** Why just settle for a house in the Hamptons when you can have your own resort? With over 18,000 total square feet of living space on 2.5 south of the highway acres in Water Mill, a new 10 bedroom residence provides an incredible experience for anyone looking to own on the East End at prices that are far below the few comparable properties that exist. A gated entry opens to a stunning Gambrel style traditional that includes, on the first level, great room, intimate living room, study, guest master, extensive sumptuous gourmet kitchen and formal dining room. Upstairs the expansive master wing which offers sitting room, fireplace, palatial bath and terrace shares the second floor with 8 additional ensuite bedrooms. No mere basement, the 5,000 SF+/- lower level offers state of the art theatre, wine cellar, billiard and table tennis rooms, complete spa facilities with sauna, steam and massage rooms, and staff quarters. A large recreational pavilion complete with outdoor kitchen, dining area, indoor and outdoor baths and fireplaces anchors a rear yard that includes a 25x75' pool and oversized spa, sunken all weather tennis court and extensive bluestone patios framed by acres of lawn, bordered on 2 sides by agricultural reserve.

Exclusive. **\$9.95M WEB# 37279**



**Southampton to Montauk...Sagaponack to Shelter Island**

Exceptional properties with 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**

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