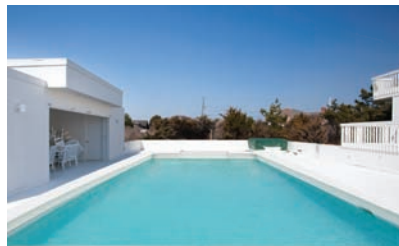




HALSEY LANE : FOR SALE & RENT

Water Mill. Mecox Bay and ocean breezes combine to caress this classic 6,300 SF+/- gambrel poised on almost 3 meadow-like acres in a serene south of highway setting available for both sale or rent. Wide plank oak flooring ushers one over a brilliant floor plan that includes a stunning living room with fireplace and coffered ceiling, den/bedroom with bath and formal dining room. The large, country kitchen with fireplace includes breakfast nook and pantry. Upstairs, the master bedroom, complete with fireplace, private terrace and luxurious bath is joined by four additional en suite bedrooms. All have access to the 2nd floor living room with fireplace tendering large vistas of Mecox Bay. The finished lower level additionally provides staff quarters, media room, and gym/playroom. A home automation system allows one to control and monitor the geothermal HVAC system and other house functions from anywhere. A clever front to back covered porch with fireplace and bath overlooks a 20 x 45 foot heated gunite pool, raised spa and sunken Har-Tru tennis court all embraced by extensive lawn and landscaping.

Co-Exclusive. \$8.25M WEB# 21047 Also available for rent : August : \$150K Annually: \$350K



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 of these properties 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

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

LISTED & SOLD 5/11



Tyndal Point. \$44.99M*

LISTED & SOLD 5/11



East Hampton. \$5.95M*

LISTED & SOLD 1/11



Sagaponack. \$1.05M*

LISTED & SOLD 4/11



Water Mill. \$5.495M*

other listings sold in 2011

SOLD 5/11



Southampton. \$7.95M*

SOLD 4/11



Sagaponack. \$9.95M*

SOLD 4/11



Sagaponack. \$15M*

SOLD 4/11



Water Mill. \$3.15M*

SOLD 1/11



Sag Harbor. \$7.9M*

With almost \$125M dollars worth of properties sold in 2010 and \$92M sold and another \$7M+ in contract in the first seven 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.

Gary DePersia, SVP, Associate Broker

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