

VOLUME III, NUMBER 2

NORTHEAST EDITION

# AMERICAN LUXURY ESTATES

A GALLERY  
OF FINE  
REAL ESTATE  
FOR THE  
DISCRIMINATING  
BUYER



Farrell Building Company on Further Lane

EAST HAMPTON, NEW YORK

*presented by Gary DePersia, SVP, The Corcoran Group*



## Farrell Building Company on Further Lane

**EAST HAMPTON, NEW YORK.** A 6,100+/- square foot gambrel is now complete and ready for immediate occupancy on fabled Further Lane surrounded by some of the most renowned estates on the East End. But you won't need to be a hedge fund mogul or famous comedian to own this six bedroom residence. A brilliant floor plan offers a double height paneled entry connecting to the great room with fireplace, an intimate living room and a convenient guest suite that opens to the grounds outside. The large cook's kitchen, augmented by a butler's pantry, leads to the formal dining room graced by its own fireplace. Two powder rooms and a three-car garage complete the ground floor. Upstairs the master suite with expansive bath and a pair of walk in closets is joined by four additional bedrooms each equipped with baths. The lower level is complete with staff lounge, full bath, gym, media room and wine cellar. A series of French doors from several rooms opens to the heated Gunite pool and spa surrounded by an acre of lawn and established landscaping. With the villages of East Hampton and Amagansett nearby and the beaches of both only a bike ride away, now is the time to make plans to own this new offering in time for Summer 2011. Exclusive \$7,950,000 WEB#42890. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

### *Gary DePersia, Senior Vice President*

Since starting in 1995 on the East End with the legendary Allan Schneider Associates, now the Corcoran Group, Gary DePersia has participated in over a billion dollars of real estate transactions with more than 170 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 listings is currently more than \$500,000,000, including such standouts as Bridgehampton's incredible Sandcastle residence, the 40-acre ocean view enclave known as Sagaponack Greens, as well as a dozen new construction projects.

Gary DePersia is consistently ranked among the top producers in the Hamptons. Repeatedly listed as a top broker for the last 10 years, in 2008 he was Corcoran's top broker on the East End by sales volume and rental units. In November of 2008, the *Wall Street Journal*, *Real Trends* and *lore* magazine recognized Gary as the 4th top-ranked broker by sales volume in their annual list of the TOP 400 of real estate professionals nationwide with over \$202,000,000 worth of transactions for the previous year, a list he has made every year since as well.

Benchmark transactions have included being the listing broker on the highest priced land transaction in Bridgehampton South (\$37.5M in 2007), the listing broker on the highest priced residential sale north of the highway in East Hampton (\$12.5M in 2009) as well as being the selling broker for the most expensive single family residence to ever sell north of the highway in The Hamptons (\$20+M in 2005).

Although based in the East Hampton office, Gary realized early on that each buyer or renter has different needs, thus compelling him to stay well-versed on the inventory in all the villages. He has consequently built a business that stretches from Southampton to Montauk and from Sagaponack to Shelter Island, made possible by the addition of 4 licensed assistants. A well-rounded broker, he is as comfortable assisting renters to find a modest summer cottage as he is showing off one of his spectacular multi-million dollar listings. This diversity has made him a favorite of NYC brokers looking to refer their clients to a knowledgeable Hampton Realtor.

A strong believer in rewarding the confidence of those who have listed their properties with him, Gary DePersia is the East End's most prolific advertiser. His exclusive listings can be found regularly in local, national and international publications, including cutting-edge online technology, including his personal website [www.myhamptonhomes.com](http://www.myhamptonhomes.com). He has appeared on several occasions on NBC's Sunday Morning Open House NYC as well as in the Hamptons and Aspen on Plum TV talking about his listings, market trends and Hamptons real estate in general.

Down time includes trips to Aspen or heli-skiing the Selkirk-Monashee Mountains in British Columbia as well as windsurfing the waters of Sag Harbor and St. Thomas, where he has a home overlooking Great Bay and St. Johns.



**Gary DePersia**  
51 Main Street • East Hampton, NY 11937  
516-380-0538 • [gdepersia@corcoran.com](mailto:gdepersia@corcoran.com)

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Bell Estate

**AMAGANSETT, NEW YORK**

Amagansett's tony Bell Estate is the location for this five-bedroom post modern on almost 2 acres. The entry opens to a sundrenched great room with fireplace. The open floor plan includes well-equipped kitchen, dining area and leads to the first floor master with fireplace and private outside access. On the opposite side of the house are additional bedrooms and baths. The lower level includes media room, recreational rooms and staff lounge with full bath. French doors access the mahogany deck that surrounds the pool, raised hot tub and pool house with bath. A lawn leads to an additional recreational building suitable for art, yoga or other pursuits. Exclusive \$2,650,000 WEB#33314. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Peconic Bay: Like You're on Vacation Every Day

**NOYAC, NEW YORK**

You remember the feeling - you're on holiday on a Caribbean isle or in a European town overlooking the Mediterranean. Much closer to home you can recreate that feeling when you own this three-bedroom retreat on the Peconic Bay with vistas to the North Fork, Shelter Island and beyond. A permit is in place for a 16' x 42' pool with 180' views of the bay with room for a cabana. Head to Sunset Beach on Shelter Island for Sunday cocktails or to Sag Harbor for dinner. But on clear evenings, eat early. You'll want to get back for some of the most beautiful sunsets anywhere. Best of all, you won't need a passport or a plane ticket. Co-Exclusive \$2,650,000 WEB#25978. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Flying Point

**WATER MILL, NEW YORK**

A sensible floor plan throughout 5,500± square feet of living space begins with an entry that leads to the formal living room with fireplace, an eat-in kitchen flanked by both dining room and fireplaced den. A guest suite completes the first floor. Upstairs the master wing with sitting room, fireplace and balcony reigns over three additional guest suites. An additional 2,300± square feet of finished space can be found in the lower level offering a staff suite and recreational areas. Covered porches look out at 2± acres that include pool, pool house and court framed by verdant lawn. Exclusive \$6,500,000 WEB#33465. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Elegant Traditional On 52 Acres In Bridgehampton Horse Country

**BRIDGEHAMPTON, NEW YORK**

If it's the wide open expanses of Bridgehampton North's horse country that excite you, then preview this new listing on 5± meadow-like acres. An elegant country traditional sits in the center of this property. Interiors include living room with fireplace, country kitchen, formal dining room, study/bedroom with fireplace, master suite with intimate bath and fireplace, plus two additional en suite bedrooms. Parklike grounds and acres of lawn embrace the heated Gunite pool, pool house and Har-Tru tennis court. With room for expansion and accessory structures, this is a rare opportunity to acquire an estate-sized property in Bridgehampton horse country. Exclusive \$4,995,000 WEB#42555. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Sagaponack: America's #1 Zip Code

**SAGAPONACK, NEW YORK**

A 7,800± square foot gambrel style traditional spans nearly 2 acres and over 300' on Parsonage Lane. A brilliant floor plan includes generous common areas with fireplaces to warm both the great room and living room. An expansive kitchen, formal dining room, convenient guest suite and a three-car garage complete the first floor. Upstairs, the master wing with fireplace is joined by four additional guest bedrooms, with baths all en suite. An elevator runs to an additional 3,000± square feet of finished lower level with staff quarters, home 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 \$14,695,000 WEB#47163. Gary DePersia, 631-899-0215, gdp@corcoran.com



Great Expectations In Wainscott South

**WAINSCOTT, NEW YORK**

Construction has begun on the only new house listed for sale today south of Main Street and surrounded by iconic Beach Lane, Town Line and Wainscott Pond. One enters the 6,100± square foot, six-bedroom shingled traditional through a double height paneled entry foyer that fans out to include great room, den and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with fireplaced gathering room leads to the formal dining room. A guest suite, staff quarters and garage complete the first floor. Upstairs the master bedroom is joined by three additional bedrooms. The finished lower offers gym, sauna, wine cellar, rec areas and optional theater. Outside, the pool with spa is serviced by a cabana with kitchen. Exclusive \$8,995,000 WEB#13296. Gary DePersia, 631-899-0215, gdp@corcoran.com



Fithian Lane

**EAST HAMPTON, NEW YORK**

An in-town, south-of-the-highway lifestyle is only part of the story that celebrates this new 6,000± square foot, six-bedroom traditional, privately sited behind a gated entry. This superbly detailed residence offers living room, formal dining room, den, master bedroom and guest bedroom all warmed by fireplaces. The well-equipped kitchen is flanked by butler's pantry and large eat-in area. The master bedroom with luxurious bath and sauna joins five additional bedrooms. Covered porches overlook the well landscaped property, a 45' Gunite pool with spa as well a pool house. Exclusive \$6,295,000 WEB#51949. Gary DePersia, 631-899-0215, gdp@corcoran.com



A House For All Seasons In Georgica

**EAST HAMPTON, NEW YORK**

Beautifully appointed and meticulously maintained, this 4,500± square foot, five-bedroom traditional residence by Haddonfield Development offers stately living room with fireplace, sun-drenched atrium, kitchen and formal dining room. Upstairs the master suite with fireplace, steam shower, Jacuzzi and a private balcony shares the floor with three guest suites with baths. A landscape plan embraces the heated Gunite pool, built-in outdoor barbecue and sunken tennis court. Inquire about August rental possibilities. Exclusive \$5,395,000 WEB#42816. Gary DePersia, 631-899-0215, gdp@corcoran.com

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## Edgefield

### BRIDGEHAMPTON, NEW YORK

"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 those 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. Sprawling across 2.6 acres looking over farm fields to the south and the ocean beyond, this 10,000± square foot, seven-bedroom estate is Jim's vision of the perfect house. Upon entering the gated property and continuing through the porte-cochere, the arrival court welcomes guests with warm stone paving and intricate plantings. "I wanted to design an expressive residence that was rich with detail and filled with light." JMH. An intimate foyer and paneled galleries welcome all across French limestone floors. The formal living and dining rooms have a multi-layered design aesthetic that includes coffered ceilings, elegant moldings and French limestone mantels. The library secludes the master wing from the public entertaining areas. Luxurious fixtures, cabinetry, custom moldings, a bespoke wooden mantel and beams are the hallmarks of the master wing. The master bath has custom mosaic marble flooring. The kitchen offers Sub-Zero, Viking and Miele appliances while the morning room opens to the covered patio with fireplace. Upstairs a guest master shares the second floor with three guest suites, an office and laundry room. The lower level offers recreational spaces, media, wine and exercise rooms as well as a living room with fireplace, two staff suites and kitchenette. A Crestron system controls the entire estate that is powered by a combination of geothermal and gas systems. "I have always seen the landscape as one of endless opportunity," JMH. Gardens of boxwood hedges and hydrangeas anchor the lawn on the west side of the house. Beyond the dramatic pool pavilion and 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. "If I could sum up in one word what all great estates should hold sacred, it would be imagination, a place that would be magical to its new owners." JMH. Co-Exclusive \$19,750,000 WEB#54275. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

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#### **HALSEY LANE**

**Water Mill, NY.** Mecox Bay and ocean breezes combine to caress a classic 6,300 SF+/- gambrel poised on almost 3 meadow-like acres in a serene south of highway setting. 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 artful landscaping. Inquire about rental possibilities. Unique, compelling and available for preview today.

Co-Exclusive \$8.25M WEB# 45845

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

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live who you are