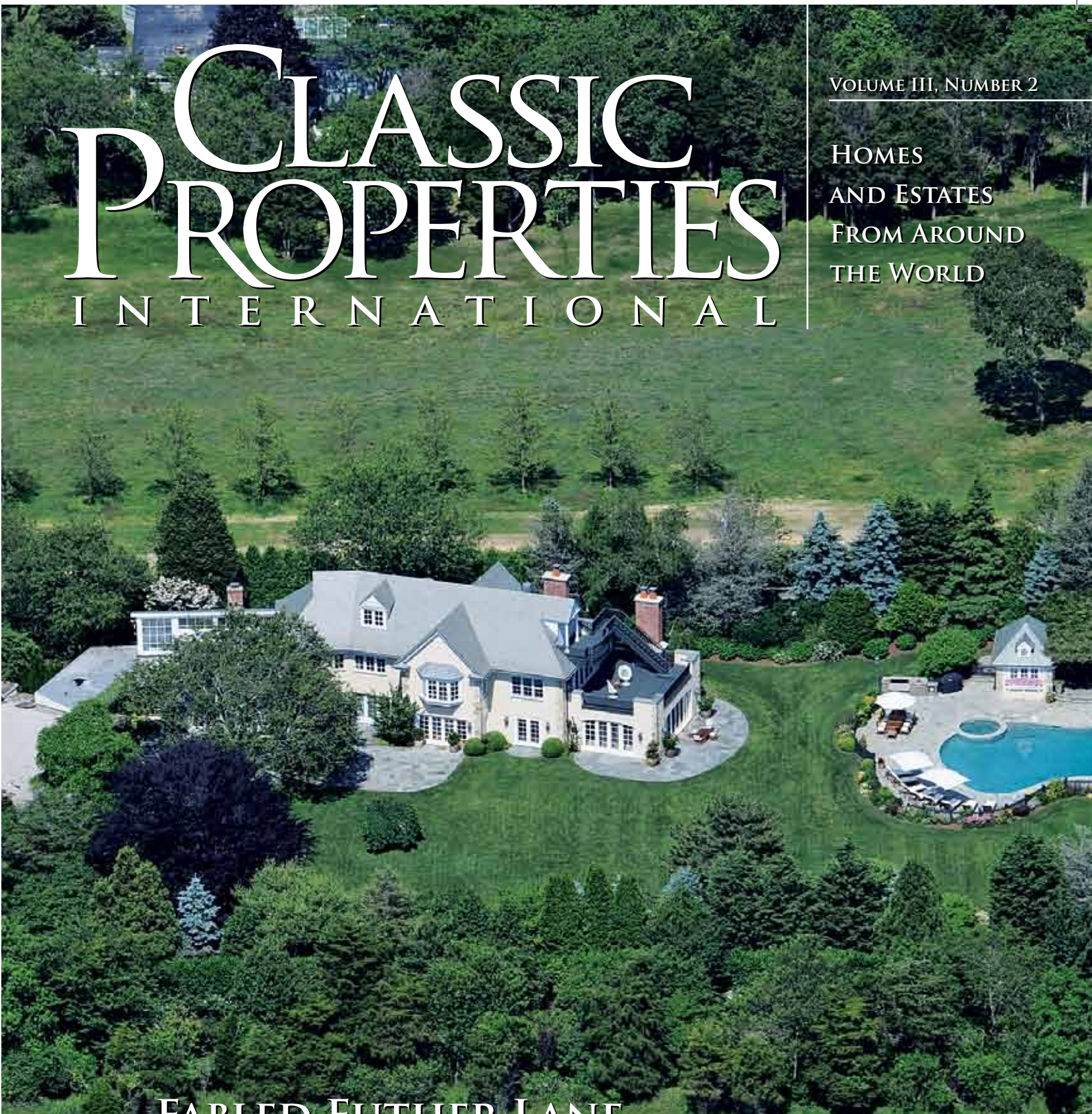


CLASSIC PROPERTIES INTERNATIONAL

VOLUME III, NUMBER 2

HOMES
AND ESTATES
FROM AROUND
THE WORLD



FABLED FUTHER LANE

PRESENTED BY GARY DEPERSIA, SVP, THE CORCORAN GROUP

Gary
DePersia
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Fabled Futher Lane – Cover Property

AMAGANSETT, NEW YORK. A sprawling 9,000 square foot stucco manor anchors 2 luxurious acres in a privileged setting. A long driveway from one of the Hamptons' most storied lanes leads to a gated entry that opens to a profusion of color surrounding this unique residence that includes a dramatic great room, children's wing with two bedroom suites and large play area, first floor guest suite as well the state-of-the-art kitchen with adjoining living room. Upstairs the expansive master wing offers sumptuous bath, office, sitting room and a large outdoor terrace. An additional bedroom completes the second floor. The finished basement has screening room, gym and spa bath with steam room. A parklike atmosphere, including specimen trees and extensive gardens, envelops the pool, spa and unique waterfall that cascades past children's pool and 2 additional hot tubs all serviced by the large pool house with 3 baths and cabana kitchen. With a permit pending for tennis plus proximity to ocean beaches, expect this newly listed property to quickly find a new owner. Exclusive \$8,500,000 WEB#35550. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

Gary DePersia, Senior Vice President

With almost \$125 million dollars worth of properties sold in 2010 and over \$92M sold and another \$7M under contract in the first five 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, a 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, an 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 *lore* 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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Sagaponack: America's #1 Zip Code

SAGAPONACK, NEW YORK

With a central location, miles of pristine ocean beaches and some of the most high profile properties and sale transactions in the country, Sagaponack, no longer a stretch of dusty potato farms, has evolved into the nexus of the East End experience. So just in time to supplant the vanishing supply of new estates comes a 7,800 square foot gambrel style traditional spanning 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 running from front to back of the residence 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 which features staff quarters, home theatre, wine cellar and a complete spa experience including gym, stream room, sauna and Jacuzzi. And since so much of the activity in the Hamptons happens outside, potential buyers will be pleased to find a 30' x 55' heated Gunite pool, tennis court and spacious patios all framed by verdant lawn, intricate plantings and perimeter plantings to ensure screening from neighbors. With completion slated for year's end, preview this new offering in progress today in order to be in for 2012 and years to come. Exclusive \$14,695,000 WEB#47163. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



English Country in Southampton Village

SOUTHAMPTON, NEW YORK

You can settle into far more luxury than our early forefathers ever imagined if you are nimble enough to snag this English-inspired six-bedroom country manor on 1.5 acres. Curb appeal is in abundance as you approach this residence at the end of a long tree lined drive. Enter a serene realm with paneled entry with walls suitable for your own Rubens leading to the living room augmented by fireplace and coffered ceiling. Dark stained oak floors fan out to include the formal dining room, powder room and the kitchen highlighted by professional appliances, breakfast area and sitting room. A generous guest master suite, laundry room and two-car garage complete the first floor. Climbing a short staircase brings you past an attractive open sitting room to find the expansive master suite fit for any king complete with walk-in closet and luxurious bath sequestered from the other three bedrooms on the upper floor. The lower level reveals a large recreational room, full bath and staff suite with its own exterior access. Outside patios and expansive lawn connect the 40' heated Gunite pool with the north/south Har-Tru hydro court. Hundreds of thousands of dollars have been spent to create a verdant sanctuary defined by boxwoods, exquisite plantings, perennial gardens and specimen trees. Ocean beaches, restaurants and world renowned golf courses are all within reach if your conscience points you quickly enough to this newly listed property. Exclusive \$5,295,000 WEB#40747. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Resort at Mill Creek

WATER MILL, NEW YORK

Epitomizing the luxury and relaxation of the Hamptons, this spectacular house and property spanning 1.25 acres south of the highway in Water Mill awaits a new owner to savor all its pleasures. Heated stone floors greet bare feet that might pad about its 15,000 square feet of living space on three levels. The dramatic 1,500 square foot living room with 26' ceilings leads to an opulent master suite with his/her baths, atrium with private spa and elaborate built-in closets. The European kitchen with adjacent den forms a natural gathering place. The paneled library will house your prized tomes. First and second floor bedrooms accommodate guests and staff alike, all with private baths. The lower level has an indoor pool within a sunlit atrium that forms the centerpiece of a finished basement redefined to include full gym, two saunas and steam room, home theatre and billiards room. The opulence continues outside with pool, spa, sunken hydro Har-Tru court and pool house. House up to 5 vehicles in the oversized garage. Yes, the beach and town are only a short bike ride away, but why would you ever leave? Exclusive \$9,800,000 WEB#33192. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



On the Lanes

EAST HAMPTON, NEW YORK

A beautifully proportioned 5,000± square foot, five-bedroom traditional provides the ideal venue for those looking for a south of highway location only a stroll to town. Sensible room sizes, for a new owner looking for a manageable residence in a village setting, include a gracious entry leading to living room with fireplace, formal dining room, kitchen, master bedroom suite and a convenient guest bedroom with bath. Game days will most likely be spent in front of a flat screen TV with Bloody Mary in hand warmed by a fireplace in the cozy den. Upstairs a second master shares the floor with two additional guest bedrooms and bath. Outside the heated Gunite pool forms the centerpiece of a spacious lawn framed by established landscaping to screen from neighboring properties. Although there is a two-car garage for your vehicles, you and fortunate guests will more than likely amble into town for shopping, restaurants and places of worship. Exclusive \$4,295,000 WEB#49322. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia





Sagaponack Greens

SAGAPONACK, NEW YORK. Stretching southward towards the pristine beaches of the Atlantic Ocean, 40 acres of rolling farmland stand ready to become one of the most exclusive enclaves in the bucolic hamlet of Sagaponack. With 3 estate-like lots, each just shy of 2 acres, Sagaponack Greens additionally has almost 25 acres of farmland preserved for all eternity. Each lot has room for a significant house, pool, pool house and tennis court. See, hear and smell the ocean from any of these perfectly positioned lots. Intriguing possibilities to carve out a family-compound for the generations to come. All this in close proximity to all that makes the Hamptons a world-class resort. Inquire about seller financing. Exclusive \$5,950,000 WEB#21047. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

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



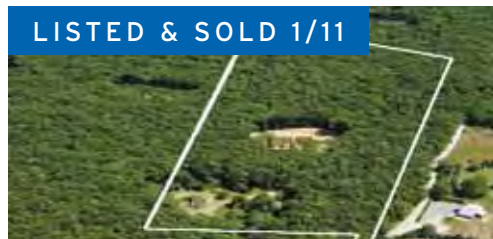
LISTED & SOLD 5/11

Tyndal Point. \$44.99M*



LISTED & SOLD 5/11

East Hampton. \$5.95M*



LISTED & SOLD 1/11

Sagaponack. \$1.05M*



LISTED & SOLD 6/11

Water Mill. \$5.495M*

other listings sold in 2011



IN CONTRACT 6/11

Amagansett. \$2.95M*



SOLD 5/11

Southampton. \$7.95M*



SOLD 4/11

Sagaponack. \$9.95M*



SOLD 4/11

Sagaponack. \$11.9M*



SOLD 4/11

Water Mill. \$3.15M*



SOLD 1/11

Sag Harbor. \$7.9M*

Over \$86M Sold & Closed in the First 5+ Months of 2011

Another \$10M in contract

Over \$46M Of His Exclusive Listings Sold to his own Buyers in 2011

Tyndal Point : Highest Price Ever Achieved North of the Highway

Call Today to Discuss Listing Your Property For Sale

Gary DePersia, SVP, Associate Broker

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THE HAMPTONS

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NORTH FORK

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