



FLYING POINT: WHERE THE OCEAN MEETS THE BAY

Water Mill. A magnificent new oceanfront home with additional Mecox Bay frontage and dock is now available for the first time for sale. Located just minutes from Southampton Village, this perfect Hamptons retreat is professionally decorated with luxurious furnishings throughout and was designed for seamless entertaining. This rare ocean and bayfront offering features five bedrooms, five and a half baths, central air conditioning, a professional state-of-the-art kitchen, living room, dining room, media room, sun room, maid's quarters laundry room with two washers and dryers. There are four fireplaces, including one outdoors as well as radiant heat throughout the house. Extensive home entertainment systems include numerous flat screen TVs and a Crestron controlled audio system. This home features expansive decking with a heated gunite pool and spa on the second floor offering magnificent views of both the Atlantic Ocean and Mecox Bay. A poolside summer kitchen provides perfect opportunities for al fresco dining. There is a private walkway to the ocean beach and outdoor shower. A gated entry and extensive landscaping ensures privacy. This home also includes a bay front dock with room to accommodate boats or jet skis as well as a garage to keep the midday sun off the convertible. Surf the ocean in the morning when the waves beckon and kite board the bay in the afternoon when the southwest thermals prevail. Sunrises and sunsets are yours when you purchase this incredible residence.

Exclusive. \$16.995M WEB# 36871

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A TASTE OF TUSCANY IN THE HAMPTONS

Water Mill. You like Nantucket, but you adore Italy. The historic homes of the Northeast shoreline towns are nice, but not as compelling as those on the Amalfi Coast. Shingles are fine, but you crave the look and feel of a real stucco exterior. So if you long for something more continental but require the proximity of the Hamptons, come see this 7,600 SF +/- Tuscan inspired residence masterfully built by Perello Building Corp at the end of a 300 private driveway. Sprawling across 2 acres of exquisite grounds surrounded by the horse country and farm fields of Water Mill, the home opens over richly stained 5 oak plank flooring into a 30X30 two story great room revealing contemporary edged interiors warmed by 5 fireplaces. Generous common rooms flow seamlessly from one to another while 7 bedrooms and 10.5 baths easily accommodate weekend guests and staff. Dueling fireplaces with custom limestone mantels are found in the great room as well as the adjacent dining room featuring a hand-crafted coffered ceiling and 150 bottle wine refrigerator. A Robert Bakes designed kitchen, fully outfitted, stands ready to facilitate all sorts of entertaining. A club-like den is richly appointed with mahogany to entertain, play cards or watch movies with the latest media technology and equipment. The master wing upstairs is empowered by fireplace, luxurious bath, huge walk-in closet and expansive private balcony. Three additional large bedrooms, each with baths ensuite and private balconies, complete the second floor. Another 3000+ SF in the finished lower level offers staff quarters, gym, sauna, steam and recreational spaces. A cleverly imagined attached pool house with fireplace, full bath with heated floors and Jacuzzi tub (an 8th bedroom if needed), opens to the dramatic resort-like 55 heated infinity edged Gunite pool with floating spa both framed by 3,500 SF +/- of mahogany decking and travertine patio with an outdoor firelace and an all weather tennis court. Although convenient to the villages of Water Mill, Bridgehampton, Southampton and Sag Harbor, you might never want to leave this compound.

Exclusive. \$6.25M WEB# 35061

Exceptional Properties...Exceptional Results

With over \$103M sold and another \$18M+ contract in the first nine 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 September of 2011, Gary was recognized by The Wall Street Journal, Real Trends and Real Estate magazine as the 18th top ranked broker by sales volume in their annual list of the "TOP 1000" of real estate professionals nationwide, a list he has made each year since 2007. 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.

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