



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 kitchen, living room, dining room, media room, sun room, maid's quarters and 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

Gary DePersia, SVP, Associate Broker, 516.380.0538, gdp@corcoran.com



THE RESORT AT MILL CREEK

Water Mill. Exuding luxury and relaxation, this spectacular house and property spanning 1.25 acres south of the highway awaits a new owner to savor all its pleasures. Heated stone floors greet bare feet that might pad about its 15,000 SF+/- of living space. The dramatic 1500 SF living room with 26' ceilings leads to an opulent master suite with his/her baths and atrium with private spa. The European kitchen with adjacent den forms a natural gathering place. 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 while you can house up to 5 vehicles in the oversized garage.
Exclusive. **\$9.45M WEB# 33192**



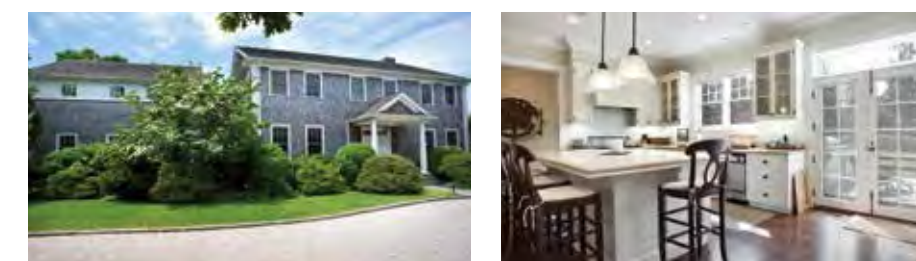
AMAGANSETT ELITE

Amagansett. Sequestered at the end of a cul de sac behind a gated entry, the 6,000 SF+/- residence offers masterful construction, consummate detail and impressive symmetry on three levels of living space. Spread out before you is the great room with fireplace that opens to the formal dining room offering views of the property. The heart and soul of your days will happen in the expansive kitchen, enhanced by fireplaced eat in area and large pantry. The kitchen flows seamlessly into the an adjacent den which will quickly become a preferred TV venue. Upstairs the spacious master suite with tray ceiling, fireplace, his & her closets and luscious bath is joined by 3 additional bedrooms. A separate guest wing above the garage has 2 additional ensuite bedrooms. The verdant 2 acre property includes handsome stone walls, brick patio and colorful landscaping that frame the heated Gunite pool.
Exclusive. **\$2.595M WEB# 29926**



GREAT EXPECTATIONS IN WAINSCOTT SOUTH

Wainscott. Construction has begun on one of the only new houses listed for sale today south of Main Street and surrounded by iconic Beach Lane, Town Line and Wainscott Pond. One enters the 6,100 SF+/-, 6 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 three car garage with heated floors complete the first floor. Upstairs the master bedroom with private balcony is joined by 3 additional bedrooms. The 3000+ SF finished lower offers gym, sauna, wine cellar, recreational areas and optional theater. Outside, the pool with spa is serviced by a cabana with kitchen and outdoor shower.
Co-Exclusive. **\$8.95M WEB# 13296**



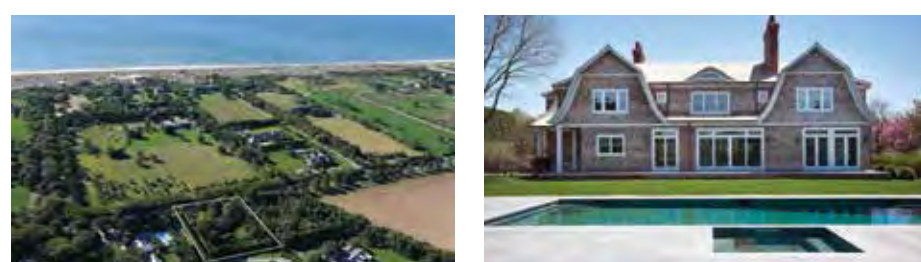
A HOUSE FOR ALL SEASONS IN GEORGIA

East Hampton. This Haddonfield built, Laffey designed 4,500 SF+/-, 5 bedroom traditional residence offers spacious common rooms, a sensible bedroom layout and attractive outdoor amenities. Flanking the stately living room with fireplace are the den and a sun drenched atrium. The completely outfitted kitchen is joined by the formal dining room. Upstairs the master suite is a sanctuary unto itself with fireplace, steam shower, Jacuzzi, walk in closet and a private balcony. Three appropriately sized guest suites with baths all ensuite complete the second floor. A separate staircase over the two car garage leads to a bedroom and bath sequestered from the rest which will soon become a favorite of weekend invitees. The basement with 10'+ ceilings is ready to be finished by its next owner. A landscape plan by Craig Socia embraces the heated Gunite pool, built in outdoor bbq and N/S sunken court.
Exclusive. **\$5.15M WEB# 42816**



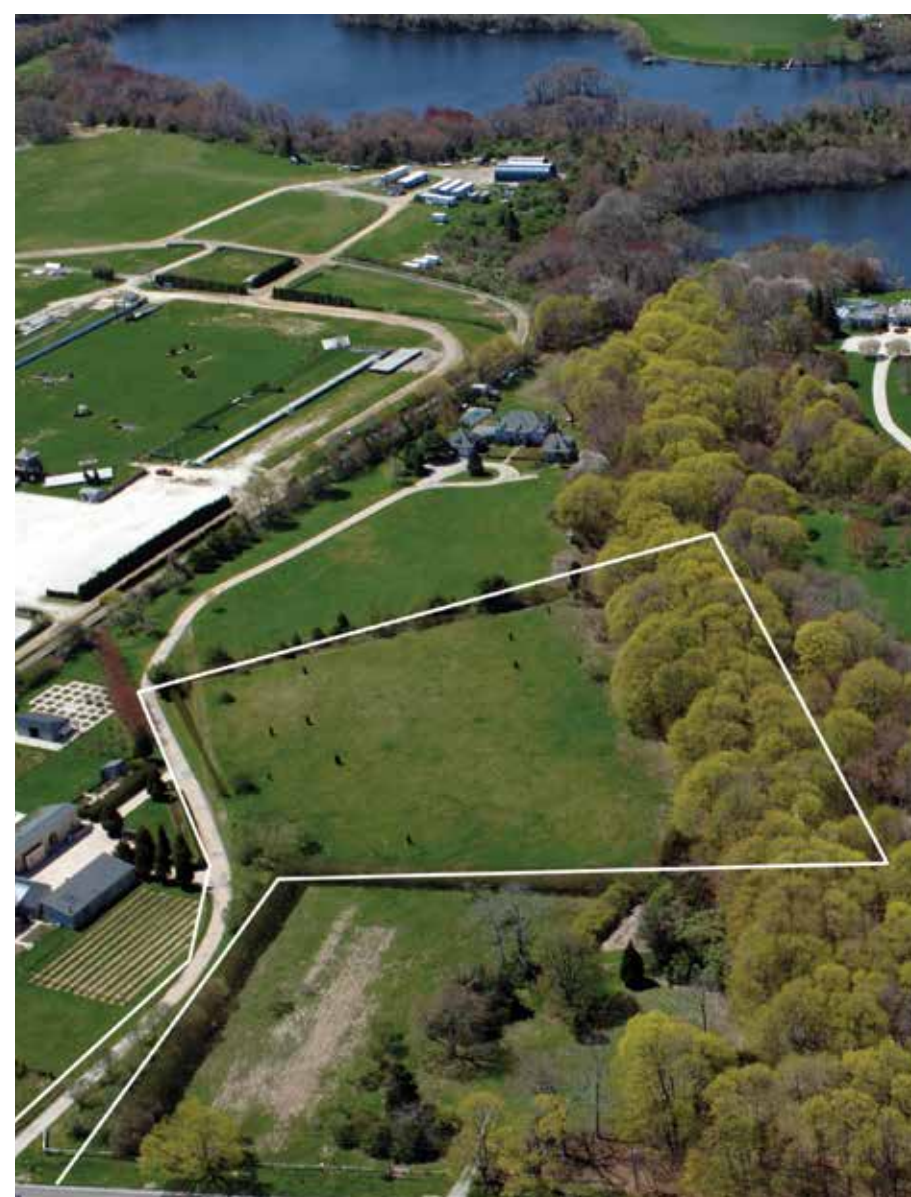
SAGAPONACK GREENS

Sagaponack. Seven lots and the reserve are already spoken for. While this 40 acres of former farmland awash in sea breezes stands ready to become one of the most exclusive enclaves in the bucolic hamlet of Sagaponack, there is only one estate lot remaining, just shy of 2 acres, bordering over 25 acres of farmland preserved for all eternity. The last remaining lot has room for a significant house, pool, pool house and north/south full size tennis court. See, hear and smell the ocean from this perfectly positioned building parcel. All this in close proximity to everything that makes the Hamptons a world class resort.
Co-Exclusive. **\$6.495M WEB# 21047**



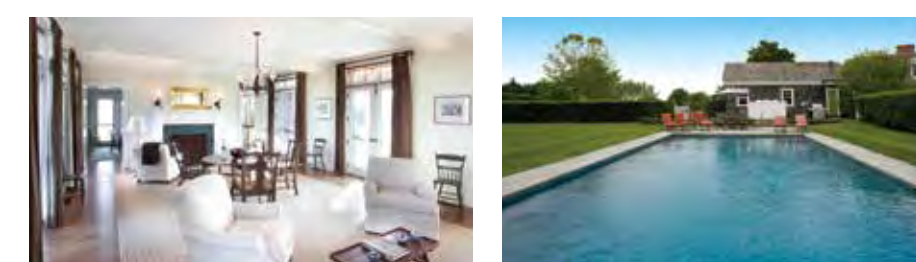
FARRELL BUILDING COMPANY NEW FURTHER LANE CONSTRUCTION

East Hampton. A 6,100 SF+/-, 6 bedroom gambrel is now complete on fabled Further Lane. A brilliant floor plan offers a paneled, double-height entry which connects to a great room with fireplace, an intimate living room and a convenient guest suite. The large eat-in kitchen and butler's pantry leads to the dining room with fireplace. Upstairs, the master wing is joined by 4 additional bedrooms with baths. The lower level offers staff lounge, full bath, gym, media room, cedar closet and wine cellar. A series of French doors open to the heated Gunite pool and spa, surrounded by an acre of lawn and established landscaping. With the villages of East Hampton and Amagansett and their beaches nearby, now is the time to make plans to own this offering.
Exclusive. **\$7.25M WEB# 42890**



BRIDGEHAMPTON HORSE COUNTRY ESTATE PARCEL

Bridgehampton. A spectacular 5.5 acre vacant estate sized parcel is now available to build a grand house in a special location. With more than enough room for a 10,000+ SF house, recreational/pool house building, pool, spa, cabana, tennis court and detached garage, this sensational lot offers amazing potential close to Bridgehampton's iconic village, world class golf courses and ocean beaches. Call today for a survey and full particulars.
Exclusive. **\$3.75M WEB# 00806**



ELEGANT TRADITIONAL ON 5.2 ACRES IN BRIDGEHAMPTON HORSE COUNTRY

Bridgehampton. An elegant country traditional sits proudly in the center of this gorgeous property in close proximity to all that the village of Bridgehampton provides. Its 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. Acres of lawn embrace the heated Gunite pool, pool house and Har-Tru tennis court providing an estate-like feel to the property with vistas of reserve all around. With room for expansion and accessory structures, this is a rare opportunity to acquire a estate-sized property.
Exclusive. **\$4.5M WEB# 42555**

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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 coastal 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 30' x 30' 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 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 fireplace and the all weather court. Although convenient to the villages of Water Mill, Bridgehampton, Southampton and Sag Harbor as well as their beaches and marinas, you might never want to leave this European flavored compound.

Exclusive. \$6.25M WEB# 35061

Southampton to Montauk...Sagaponack to Shelter Island

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 Inre 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.

Gary DePersia, SVP, Associate Broker
d: 631.899.0215 m: 516.380.0538
gdp@corcoran.com corcoran.com/gdepersia

