

VOLUME III, NUMBER 3

EAST EDITION

AMERICAN LUXURY ESTATES

A GALLERY
OF FINE
REAL ESTATE
FOR THE
DISCRIMINATING
BUYER

Flying Point: Where the Ocean Meets the Bay

WATER MILL, NEW YORK

presented by Gary DePersia, SVP, The Corcoran Group



Flying Point: Where the Ocean Meets the Bay

WATER MILL, NEW YORK. 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 bay front 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 \$16,995,000 WEB#36871. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

Gary DePersia, Senior Vice President

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 four 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.



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Ocean Avenue in Old World Quogue

QUOGUE, NEW YORK

For over a century this thoroughbred of another era has proudly stood sentry south of Quogue Street, just as it does today. A three story, seven bedroom, shingled residence, variously renovated and expanded to 6,000± square feet over the years, sits in the middle of a beautifully landscaped 1+ acre property close to village shopping, restaurants and Dune Road beaches. 3 fireplaces, spacious bedrooms and a staff wing with its own staircase augment gracious common rooms. Outside the property is host to a heated Gunite pool, tennis court and a detached 4-car garage. Bringing this Hampton original further into the 21st century could be the ideal project for the next owner of this Ocean Avenue offering. Exclusive \$2,995,000 WEB#35251. Gary DePersia, 631-899-0215, gdp@corcoran.com



Dune Road

EAST QUOGUE, NEW YORK

The Atlantic Ocean and Shinnecock Bay frame two unique contiguous lots totaling nearly 2.5 acres that stand ready to become some fortunate buyers fantastic oceanfront compound. With approved building envelopes, these lots offer room for a house, pool, guesthouse and tennis court with sunrise and sunset views each and every day. Investment potential abounds for a savvy buyer who keeps one lot and markets the other. Call today for a survey and complete info. Co-Exclusive \$8,750,000 WEB#07102. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



A House for All Seasons in Georgica

EAST HAMPTON, NEW YORK

Long before their signature Stone Meadow Farm and years before the pond front estate on Old Mill, Haddonfield & Associates were building handsome custom houses for the discerning Hamptons buyer. One such house, designed by noted architect John Laffey on almost 1.5 acres south of the highway in tony Georgica, has now come to market. Beautifully appointed and meticulously maintained for a decade, this 4,500 square foot, five bedroom traditional residence offers spacious common rooms, a sensible bedroom layout and attractive outdoor amenities to form the perfect opportunity for a buyer looking for the complete Hampton experience. 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, designed and maintained by Craig Socia, embraces the heated Gunite pool, built in outdoor barbecue and sunken Deco Turf north-south tennis court. Co-Exclusive \$5.15M WEB#42816. Gary DePersia, 631-899-0215, gdp@corcoran.com

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Amagansett Oceanfront

AMAGANSETT, NEW YORK

Seven hundred feet of pristine shoreline connect three contiguous oceanfront properties deep within the far dunes of Amagansett. A 5,500± square foot modern masterpiece, along 200' of shorefront, anchors this rare three-lot compound, each of which can be purchased separately. Expansive views of ocean and bay, along with a high-level of finishing, connect dramatic common rooms with four bedrooms and five and one half baths on 2 levels of superb construction. Enhanced by 3 fireplaces and state-of-the-art systems that can be fine tuned to your specific needs, the home waits for a new owners personal stamp. Outside, the heated chlorine free pool is augmented by a pool cabana with bar area, while the 2-car garage will house all your land and water toys. The two oceanfront parcels of 1.5 acres and 1 acre, each with 150' of beach front, present an opportunity to create your own compound or purchase just one and build your own seaside getaway. Surf the waves in your own back yard or walk across the street to windsurf the flat waters of Napeague Harbor. At days end, enjoy Cyrils and three other beachside restaurants without having to navigate the roads. At prices far below other oceanfront properties, call today for complete information on each. Exclusive \$7,900,000 WEB#34748. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

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EDGEFIELD

Bridgehampton. "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+ SF, 7 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 mantles. The library secludes the master wing from the public entertaining areas. Luxurious fixtures, cabinetry, custom moldings, a bespoke wooden mantle and beams are the hallmarks of the master wing. The master bath has custom mosaic marble flooring. The kitchen offers Subzero, Viking and Miele appliances while the morning room opens to the covered patio with fireplace. Upstairs a guest master shares the 2nd floor with 3 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 estate should hold sacred, it would be imagination, a place that would be magical to its new owners." JMH. For more information visit EdgefieldEstate.com

Co-Exclusive \$19.75M WEB# 54275

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