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HOMES
AND ESTATES
FROM AROUND
THE WORLD



A TASTE OF TUSCANY IN THE HAMPTONS

PRESENTED BY GARY DEPERSIA, SVP, THE CORCORAN GROUP

Gary
DePersia
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A Taste of Tuscany in the Hamptons – Cover Property

WATER MILL, NEW YORK. 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± square foot 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 seven 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 3,000± square feet 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 eighth bedroom if needed), opens to the dramatic resort-like 55 heated infinity edged Gunite pool with floating spa both framed by 3,500± square foot of mahogany decking and travertine patio with an outdoor firelace and the all weather court. Although convenient to the villages of Water Mill, Bridgehampton, Southampton and Sag Harbor as well as their beaches, you might never want to leave. Exclusive \$5,950,000 WEB#35061. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

Gary DePersia, Senior Vice President

With almost \$150M sold so far in 2011, Gary DePersia has shown why buyers, sellers, renters and investors continue to contact him for all their needs in the Hamptons. In 16 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. Benchmark 2011 sales include the 55 acre bayfront estate Tyndal Point (\$44.99M*) and the 2+ acre oceanfront residence Meadow Lane Development (\$26.995M*) to two of his own buyers. His inventory of sensational exclusive listings from Quogue to Montauk and from Sagaponack to Sag Harbor includes such standouts as Bridgehampton's record setting Sandcastle, the 40-acre enclave known as Sagaponack Greens, the incredible Edgefield Estate finishing construction on Highland Terrace 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 five 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 IRE magazine as the 18th top ranked broker nationwide by sales volume in their annual list of the "TOP 1000" of real estate professionals in the country, 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 GaryDePersia 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 • www.corcoran.com/gdepersia

www.MyHamptonHomes.com



Gary DePersia
51 Main Street • East Hampton, NY 11937
516-380-0538 • gdepersia@corcoran.com

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Amagansett Elite

AMAGANSETT, NEW YORK

Somewhere in between Alec, Gwyneth and Sir Paul, a signature Larry Kane six-bedroom, six-bath traditional of recent vintage reigns among the Amagansett elite. Sequestered at the end of a cul de sac behind a gated entry, the 6000± square foot residence offers masterful construction, consummate detail and impressive symmetry on three levels of living space. The journey begins as an inviting entry welcomes you into a sun-dappled environment over oak floors. 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, professionally equipped, enhanced by fireplaced eat in area and bolstered by a large pantry. The kitchen flows seamlessly into the adjacent den that will quickly become a preferred TV venue. Upstairs, three additional bedrooms join the spacious master suite with tray ceiling, fireplace, his and her closets and luscious bath. A separate guest wing above the garage has two additional ensuite bedrooms. The finished basement with deep, light filled window well offers more possibilities. The verdant 2-acre property includes handsome stonewalls; brick patio and colorful landscaping that frame the heated Gunite pool with optional childproof fencing. With village shopping, bay beaches and the ocean surf nearby, this new offering demands your attention today. Co-Exclusive \$2,595,000 WEB#29926. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Cove Hollow

EAST HAMPTON, NEW YORK

Didn't we just love the Sixties? The British gave us Beatles. Detroit gave us Motown. Star Trek beamed into our living rooms. Some of us burned our bras, some of us marched and many of us wished we had gone to Woodstock or landed on the moon. And in the middle of that seminal decade, a quintessential one-story beach house was completed on 1.25 acres in the heart of Georgica. Decades later, that same four-bedroom residence with heated Gunite pool, await a new owner to ponder the possibilities. Ripe for renovation? Sure. But with the potential for a 6,000± square foot house, pool, pool house and detached garage, an ambitious new owner might create something more befitting this gorgeous acreage. And just as the sixties didn't last forever, neither will this property. Ponder the possibilities today. Exclusive \$2,895,000 WEB#20235. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Elegant Traditional on 5.2 Acres in Bridgehampton Horse Country

BRIDGEHAMPTON, NEW YORK

If it's the wide-open expanses of Bridgehampton North's horse country that excites your imagination, then imagine no more and preview this new listing on 5+ meadow-like acres. An elegant country traditional sits proudly in the center of this gorgeous property in close proximity to Polo, the Hampton Classic and all that the charming 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. Park like grounds and 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 beautifully landscaped, estate-sized property in Bridgehampton horse country. Exclusive \$4,500,000 WEB#42555. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Ocean and Bay Views Plus Tennis on 4.6 Acres

WATER MILL, NEW YORK

Unfettered views of both ocean and bay will greet you each and every day when you own this completely refurbished 4,500 square foot five-bedroom residence perched high on a hill in Water Mill. Generous common spaces combine with privately sited bedrooms to offer a complete Hampton experience. Outside the free form heated Gunite pool is joined by the all weather tennis court, lawn and extensive established landscaping on almost 5 acres of complete privacy. Exclusive \$2,350,000 WEB#38613. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



Parsonage Lane

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 completes 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 ensuite. An elevator runs to an additional 3,000± square foot 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 landscaping to ensure screening from neighbors. With completion slated for late fall, 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

Gary DePersia
51 Main Street • East Hampton, NY 11937
516-380-0538 • gdepersia@corcoran.com

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SOMEWHERE IN TIME IN SAG HARBOR

Sag Harbor. In 1815 Andrew Jackson's troops defeated the British, Napoleon met his defeat at Waterloo and US Marines stormed the shores of Tripoli. That same year, in much calmer waters, in the soon to be bustling whaling village of Sag Harbor, a perfectly wonderful Greek Revival home completed construction on the corner of Main & Union Streets. Nearly 200 years later, that same residence, variously expanded and renovated over the years to include 5,700 SF+/- on a half acre with 5 bedrooms and 4 baths is ready for its next owner to perhaps bring it even further into the 21st century. Original details balance wonderfully with modern amenities throughout the residence on three levels of living space which offers gracious common rooms, 8 fireplaces and a spacious new kitchen. Outside the 18 X 36 heated Gunite pool is the centerpiece of an expansive property that includes a detached garage or maybe a future pool house. Navigate Main Street to have drinks at sunset at B. Smiths, then a stroll to the American Hotel for dinner on the veranda and perhaps finishing up with an ice cream at Big Olaf. With an in town location, this ode to another era beckons those longing for their own piece of history.

Exclusive. \$3.15M WEB# 32255

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

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THE HAMPTONS

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