

CLASSIC PROPERTIES INTERNATIONAL

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HOMES
AND ESTATES
FROM AROUND
THE WORLD



EDGEFIELD

PRESENTED BY GARY DEPERSIA, SVP, THE CORCORAN GROUP

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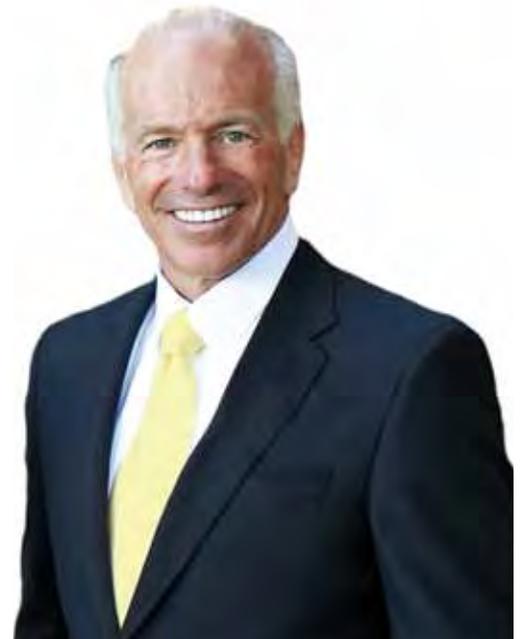


Edgefield – Cover Property

BRIDGEHAMPTON, NEW YORK. "One of life's greatest luxuries is to own and to live in a great estate where we can breathe and relax. 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± square foot, seven 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 stone paving and intricate plantings. 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 kitchen has an adjacent morning room, opening to the covered patio with fireplace. Upstairs a guest master shares the second floor with three guest suites. The lower level offers, recreational spaces, media, wine and exercise rooms as well as a living room with fireplace, staff suites and kitchenette. 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 estates should hold sacred, it would be imagination, a place that is magical to its new owners." JMH. Co-Exclusive \$19,750,000 WEB# 54275. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

Gary DePersia, Senior Vice President

With over \$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 *lore 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.



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English Country in Southampton

SOUTHAMPTON, NEW YORK

You can settle into luxury if you snag this six bedroom country manor on 1.5 acres with tennis. The paneled entry leads to the spacious living room augmented by both fireplace and coffered ceiling. Oak floors fan out to include the formal dining room and the kitchen highlighted by professional appliances, breakfast area and sitting room. A generous guest master suite and two-car garage complete the first floor. The expansive master suite, complete with large walk-in closet and luxurious bath, is sequestered from the other three bedrooms on the upper floor. The lower level reveals a large rec room, full bath and staff suite with its own exterior egress. Outside patios and lawn connect the pool with the full size N/S court. Exclusive \$5,295,000 WEB#40747. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia



The Promised Land

AMAGANSETT, NEW YORK

The Promised Land, so named by early settlers, defines a part of Amagansett close to ocean beaches, village shopping and pristine bay fronts. Somewhere in between Alec, Gwyneth and Sir Paul, a Michael Conroy designed five bedroom, seven bath gambrel, with interiors by Celerie Kemble, joins the area elite. Perched on a knoll, from which the ocean is often heard and its breezes most definitely felt, this 7,000± square foot residence offers masterful construction and impressive symmetry on three levels of living space. The journey begins as a double-height paneled entry welcomes you into a sun-dappled environment over richly stained oak floors. Spread out before you is the great room with coffered 11' ceilings, fireplace and a wet bar. Turn right, past a powder room, into the handsome formal dining room with paneled walls, chunky moldings and grass cloth highlights. The heart and soul of your days will happen in the expansive kitchen, professionally equipped and bolstered by a butler's pantry leading to the dining room. The kitchen flows seamlessly into the family room with fireplace, which has beamed 20' ceilings, wainscotted paneling and a 52" flat-screen TV. A series of French doors open from here to the screened outdoor living room. An expansive master suite with fireplace, his/her closets and luxurious bath with heated floors, steam shower and jacuzzi completes the first level. Upstairs, a second fireplaced master bedroom with private terrace and similar amenities reigns over three additional ensuite bedrooms, plus laundry room. The finished lower level offers recreational and media rooms, full bath, staff lounge, a second laundry room and a heated and tiled garage. The tiered 2.25 acre property includes handsome stone walls and colorful landscaping which frames the Gunite pool, spa and expansive slate patios. Completing this offering is a full audio/visual package, dumbwaiter from garage area to kitchen, security and sprinkler systems and convenient Jandy remote to control the pool and spa from anywhere. And if Sir Paul should happen to bike by, perhaps invite him in for a spot of tea. Exclusive \$4,495,000 WEB# 46910. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

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A Re-Interpretation of the Classic Bridgehampton Farmhouse

BRIDGEHAMPTON, NEW YORK

A modern interpretation of the venerable farm house sits among the fields of Bridgehampton South. Built by Farrell Building with interiors by Greg McKenzie, a sun splashed entry welcomes all over white oak floors that fan out to include the great room with fireplace, a kitchen bolstered by a morning room with fireplace and a butler's pantry that leads to the dining room. A sunroom, guest master, laundry room and a two car garage complete the first floor. Upstairs the master suite offers fireplace, luxurious bath and a private balcony. Completing the second floor are three bedrooms, with baths all ensuite, laundry room and a bonus room. 3,000± square feet of finished space can be found in the lower level offering recreational areas, staff suites and a gym. Outside an impressive pool house opens to the pool and spa all just a short distance to village and ocean beaches. Exclusive \$8,995,000 WEB#38785. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

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Cobb Isle

WATER MILL, NEW YORK. An extremely rare opportunity to own new waterfront construction on Cobb Isle in Water Mill presents itself along a 275' bulk-headed stretch of Mecox Bay. A 7,000± square foot, six bedroom gambrel style traditional is well under construction in time for Summer 2012 on an idyllic acre well south of the highway in this coveted bayfront enclave. Views and four fireplaces highlight generous rooms that comprise an excellent floor plan to include great room, living room, kitchen with breakfast room, dining room and intimate sitting room. A staff suite and 2.5 car heated garage complete the first floor. Upstairs, the second floor is host to one master to the west which offers luxurious bath with heated floors, his and her closets and a waterview balcony, three additional bedroom suites and another master to the east with a fireplace, similar amenities and two waterview balconies. Outside, a pool house and expansive patios provide ample opportunity to enjoy the waterside heated gunite pool with spa, fireplace, fire pit, outdoor kitchen and extensive landscaping that lend greenery and color to this attractive setting. A floating dock accommodates boats and jets skis that can motor out to Mecox Bay and the beaches beyond. With the ability to infuse your own personality as construction continues, make plans to visit this work in progress today. Exclusive \$12,950,000 WEB#46749. Gary DePersia, 516-380-0538, gdp@corcoran.com, www.corcoran.com/gdepersia

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GREAT EXPECTATIONS IN WAINSCOTT SOUTH

Wainscott. If you missed out on the last stunning house by the Lifton-Green team, then this is your opportunity to own a larger, improved version on an idyllic acre designed by noted architect Val Florio. One enters the 6,100 SF+/-, 6 bedroom shingled traditional through a double height paneled entry foyer over richly stained walnut floors that fan out to include great room and den, both warmed by fireplaces. The superbly outfitted kitchen with gathering room has its own fireplace as well as a butlers pantry that leads to the formal dining room. A guest suite, staff quarters and a pair of powder rooms on opposite sides of the residence and a 3 car garage complete the first floor. Upstairs the master bedroom, stretching from front to rear of the house offers expansive bath, his/her closets and secluded terrace, is joined by 3 additional bedrooms, with baths all ensuite. The finished lower level offers a luxurious spa experience including gym and sauna as well as wine cellar, recreational areas, full bath, staff lounge and an optional movie theater with concession area. Outside, the 20X50 heated Gunite pool with 8X8 spa is serviced by a pool house that includes bathroom and kitchen.

Exclusive. \$8.995M WEB# 13296

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