



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 oak 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, offering 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.

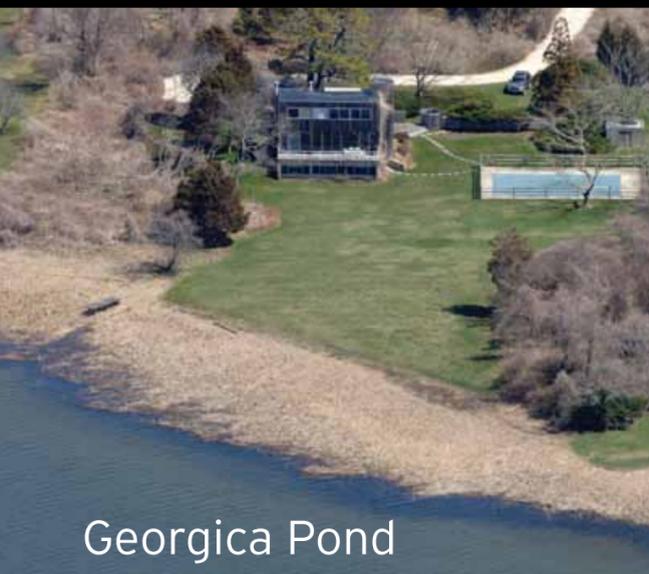
Exclusive. **\$8.995M** WEB# 13296



English Country In Southampton Village

Southampton. In 1640, Charles I was King of England, the first European coffee house opened in Venice and Flemish painter Peter Paul Rubens met an untimely end. That same year, a small group of Puritans landed at Conscience Point to form what is today the oldest English settlement in New York, eventually named after the Earl of Southampton. Three hundred and seventy-two years later, you can settle into far more luxury than our early forefathers ever imagined if you are nimble enough to snag this English inspired, 6-bedroom country manor on 1.5 acres with tennis. Curb appeal is in abundance as you approach this residence at the end of a long, tree-lined drive on a private Hampton lane. As ivy climbs the stucco facade around you, enter a serene realm with a gracious paneled entry with walls suitable for your own Rubens. The foyer leads to the spacious living room, augmented by both a fireplace and coffered ceiling. Dark-stained oak floors fan out to include the formal dining room, powder room and the sprawling kitchen, highlighted by professional appliances, breakfast area and sitting room, which will no doubt be adorned by a large flat screen TV. A generous guest master suite, laundry room and two-car garage complete the first floor. Climbing a short staircase leads you past an attractive open sitting room to find the expansive master suite, fit for any king, complete with large walk-in closet and luxurious bath, sequestered from the other three bedrooms that are on the upper floor. The lower level reveals a large recreational room, full bath and staff suite with its own exterior access. Outside patios and an expansive lawn connect the 40' heated Gunite pool with the N/S Har-Tru hydro court. Hundreds of thousands of dollars have been spent to create a verdant sanctuary defined by boxwoods, exquisite plantings, perennial gardens and specimen trees. And you'll be glad to know it won't seem like you're traveling to Venice when you want your coffee, which can be found in the village only a short bike ride away. Ocean beaches, restaurants and world-renowned golf courses are all within reach if your conscience points you quickly enough to this newly listed property.

Co-Exclusive. **\$5.295M** WEB# 40747



Georgica Pond

East Hampton. Lake Agawam, Jules Pond, Mecox Bay, Sagg Pond and Fairfield Pond are coveted Hampton waterfront locales indeed. However the most prestigious perhaps is the 290 acre Georgica Pond. And now somewhere in between Steven, Ron and Martha, only a short walk to the beach, comes a 2.2 acre property spanning over 200 ft on this venerable waterway. Home currently to a comfortable 3000 SF 5 bedroom contemporary with pool and expansive lawn down to a dock, this substantial pondfront parcel could just as easily host a new 10,000 SF house, pool house, larger pool and spa offering expansive views looking south down a large portion of the pond. Enjoy the current digs this summer while your plans for this rare piece come to fruition. With location, views and vast potential, this singular offering deserves your attention today.

Co-Exclusive. Price Upon Request WEB# 20859



Exceptional Properties...Exceptional Results

With over \$150M sold 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 over 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 included 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 5 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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