



Edgefield

**Bridgehampton.** "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. Sprawling across 2.6 acres looking over farm fields to the south and the ocean beyond, this 10,000+ SF, 7 bedroom estate is approached through a gated entry while an arrival court welcomes guests with stone paving and intricate plantings. An intimate foyer and paneled galleries ushers 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 2nd floor with 3 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. Boxwood hedges and hydrangeas anchor the lawn on the west side of the house, and the pool pavilion and 54' pool and spa are surrounded by a terraced lawn and sunken tennis court.

Co-Exclusive \$19.75M WEB# 54275



Cobb Isle

**Water Mill.** An extremely rare opportunity to own new waterfront construction on Cobb Isle in Water Mill presents itself along a 275 ft bulk-headed stretch of Mecox Bay. A 7,000 SF +/- 6 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, 3 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 jetskis 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.

Co-Exclusive. \$12.95M WEB# 46749



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 6,300 SF +/-, 6 bedroom shingled traditional through a double height paneled entry foyer over richly stained 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 and offering expansive bath, his/her closets and secluded terrace, is joined by 3 additional bedrooms, with baths all ensuite. The finished lower level boasts 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. With ocean beaches nearby, be sure to preview today.

Co-Exclusive. \$8.995M WEB# 13296

### Southampton to Montauk...Sagaponack to Shelter Island 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 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.

