



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 on an idyllic acre very 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 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.

Co-Exclusive \$13.95M WEB# 46749

Exceptional Properties...Exceptional Results

With over \$150 Million worth of transactions in 2011, and already over \$70M sold or in contract in 2012, 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 more than 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, now in contract for the highest amount ever achieved on Highland Terrace, as well as more than a dozen new construction projects. In February, Gary was awarded the title of Top Producer for Corcoran's East Hampton office in 2011, an honor he has earned each of the last 6 years since Corcoran's purchase of the legendary Allan Schneider Associates as well as being recognized for the highest priced transaction on the East End for the same period. Gary is currently listed 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.



Gary DePersia | VP Associate Broker | 516.380.0538 | gdp@corcoran.com

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