



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. Three additional bedroom suites and another master to the East with a fireplace, similar amenities and two waterview balconies complete the second floor. 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 \$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 just sixteen 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 bay front 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, now in contract for the highest price ever achieved on Highland Terrance, and over a dozen new construction projects. With four licensed assistants Gary easily covers over \$400M worth of properties he has currently listed. Contact Gary DePersia 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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