

# my hampton homes

"Exceptional Properties...Exceptional Results"



## Spectacular Cobb Road Compound Water Mill, New York

presented by Gary DePersia  
The Corcoran Group

see inside

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## Sagaponack Supreme

**Sagaponack.** In an area that's fast becoming *the* in place North of the highway, evidenced by a flurry of recent house and land sales, a McDonough & Conroy designed 6 bedroom, 8.5 bath gambrel is now ready for Summer 2012. Midway between ocean and bay, this 8,000 SF +/- residence offers masterful construction, consummate detail and impressive symmetry on three levels of living space. A dramatic double height paneled entry welcomes you into a sun-drenched environment over richly stained oak floors. Spread out before you is the great room with coffered 11 ft ceilings, fireplace and wet bar. Turn right past powder room, into the handsome formal dining room with paneled walls. 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 an adjacent informal living room with fireplace, 20' ceilings, wainscoted paneling and ample room to kick back and relax with French doors opening to the covered porch outside. An expansive master with fireplace, his/her closets and luxurious bath and Jacuzzi completes the first level. Upstairs, a second fireplaced master with similar amenities reigns over 4 additional ensuite bedrooms, serviced by its own laundry room. The finished lower level offers recreational and media rooms, full bath, 2 staff bedrooms, 2nd laundry room plus rooms for sauna and wine cellar if needed. The 1.8 acre property includes generous lawn, colorful landscaping and expansive slate patios framing the heated Gunite pool, spa and sunken N/S all-weather tennis court. Completing this offering is a fully wired residence, security and sprinkler systems, separate pool bath and a 2 car garage. With the villages of East Hampton, Sag Harbor and Bridgehampton nearby, this property provides convenient access to all the places you want to be.

Exclusive. \$3.695M WEB# 30075

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## Spectacular Cobb Road Compound

**Water Mill.** Sequestered behind stone walls though a gated entry, this Simon and Simon production comes back on the market offering masterful construction, generous room sizes and consummate finishes within an 8,500 SF+/- 7 bedroom, 10 bath residence that anchors a gated 2 acre compound. Grand spaces warmed by 4 fireplaces and radiant heat throughout include, on the first floor, impressive great room, formal dining room with wet bar, chef's kitchen professionally equipped, adjoining den with fireplace, first floor master with fireplace, sitting room and study plus a staff suite. Upstairs another master is joined by 3 private guest suites all with built in closets and individual climate controls. A fully finished 4,500 SF+/- lower level adds recreational areas, wine cellar, gym and staff quarters while a heated and tiled 4 car garage holds all the toys. An elevator accesses all levels and a Crestron system controls major systems. Stone patios fan out to join the 50 ft. Gunite pool, spa, pool house, sunken court with fountain and basketball court and tiki wet bar. A 2 bedroom, 3 bath guest house with finished basement offers its own Jacuzzi with nearby putting green. Security cameras, generator, 800 amp service and spectacular landscaping ensures the ultimate privacy and piece of mind. All this in an estate setting at an incomparable new price.

Exclusive. \$13.95M WEB# 34350

## Southampton to Montauk...Sagaponack to Sag Harbor

With over \$150 Million worth of transactions 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 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.





## M&M Luxury Homes Comes to Sagaponack

**Sagaponack.** Over six acres of privacy will greet you each day when you decide on this comely 6,000 SF+/- house in what's becoming a very hot enclave of new homes in Sagaponack North. M & M Luxury Custom Homes is offering their best floor plan to date with the copious amenities, high end finishes and superlative quality that has become their unique signature. A dramatic double height entry leads to the great room with fireplace, formal dining room, custom built kitchen with adjacent living room and fireplace, guest bedroom and a 3 car heated and tiled garage. Upstairs, the master wing, stretching from front to back, offers fireplaced sleeping chamber, a pair of walk in closets, luxurious bath and its own covered balcony. Four additional bedroom suites and a laundry room complete the second floor. A finished lower level offers almost 3,000 SF+/- of additional space that includes home theatre, living room, wine cellar and 2 bedroom suites. Outside, the screened porch with fireplace looks out at the heated Gunite pool and spa plus sunken tennis court set within stone walls which are all embraced by a sea of verdant lawn. With the villages of Bridgehampton, East Hampton and Sag Harbor nearby, you will always feel like you're in the middle of all the action with this superlative property as your base of operations. Exclusive. \$3.995M WEB# 13576

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