



Sophisticated Estate in a Privileged Enclave

Southampton. Sheltered behind a gated entry, this stunning stone walled, manor-like home is the last of three properties secluded on a private lane in the heart of the village. Designed for maximum privacy amid an exquisitely landscaped 2.5 acre setting, the stylish interior offers extraordinary architectural detail and state-of-the-art amenities within a splendid layout for sophisticated 21st century living. The gracious living room, highlighted with beamed ceiling, paneled wall and elegant fireplace, forms the centerpiece of the residence that includes den/ media room with fireplace, formal dining room and a superbly equipped gourmet, center isled kitchen with adjacent sun filled breakfast room. Each of the 5 bedrooms are sequestered from the others. The romantic first floor master suite, warmed by its own fireplace, is serviced by his and her baths, large walk through closet and doors to the grounds without. A guest master upstairs has its own fireplace and private terrace overlooking the spacious grounds, while a loft-like aerie awaits above. The recent addition of a brilliantly conceived informal living room/pool pavilion provides for both inside and outside needs. Specimen trees, flowering shrubs and dense perimeter plantings are joined by acres of verdant lawn connecting the patios with the heated Gunite pool and a new full-size all-weather North/South tennis court. Plans are available for a significant renovation and addition to increase total living space to nearly 9,500 SF +/- . With so much land coupled with so much potential, this superlative property awaits your preview today. Exclusive. **\$6.75M WEB# 22906**



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, designed by McDonough & Conroy, is nearing completion 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 over 6-10" quarter sewn white oak planks to include great room, living room, Robert Bakes kitchen with breakfast room, dining room and intimate sitting room. A staff suite and 2.5 car heated garage, with room for 2 more vehicles via hydraulic lift, 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 4000 SF of 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. The house is pre-wired for a Control 4 home automation system which allows an owner to control home systems from anywhere in the world while the geo-thermal HVAC system ensures greater efficiency. With completion slated for Summer 2012, make plans to visit this sensational property today.

Co-Exclusive **\$13.95M WEB# 46749**



Paard Hill: Shelter Island Equestrian Estate

Shelter Island. Sited on 36 magnificent rolling acres, on one of the highest points on idyllic Shelter Island, NY, overlooking Gardiners Bay and Coecles Harbor, Paard Hill is a true equestrian estate. The sprawling compound is comprised of a state-of-the-art barn with 23 windowed stalls including one for foaling, two tack rooms, indoor and outdoor wash stalls, lunchroom and an office. The separate 70'x150' indoor heated riding arena provides mirrors, viewing room, and arched windows with harbor views. The expansive, pastoral grounds additionally offer a 100'x200' outdoor arena with gazebo, a 60' professional round pen, 40'x 60' arena, 6-stall pony barn, and mowed riding trails throughout 29 acres. Three outbuildings provide storage for feed/grain, mowers, and more. The 1886 genteel farmhouse, sheltered by broad verandas and graced by water views, offers living room, formal dining room, country kitchen and four bedrooms. The property comes with deeded water access to the harbor where boats can be moored for motoring or sailing around the island. After riding, recount the events of the day over drinks at Sunset Beach or take the short ferry to savor the mainland shops and restaurants of the Hamptons.

Exclusive **\$7.95M WEB# 42532**



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 Southampton to Montauk and from Sagaponack to Shelter Island includes such standouts as Bridgehampton's record setting Sandcastle, the 36 acre Shelter Island horse farm known as Paard Hill 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 for 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 Gary DePersia to explore the full range of services available to sell, buy, rent or invest in the Hamptons today.

