



## Rose Hill Point

**Water Mill.** Cross an exquisite yacht with an extraordinary estate and you might find yourself with this most incredible of waterfront properties. Sprawled across 2.3 acres, a magnificent 15,000 SF, 7+ bedroom gambrel home, designed by noted architect Val Florio, is the most spectacular residence ever to come to market on Mecox Bay. A double-height foyer leads to multiple living areas which include a great room, a formal dining room, adjacent butler's pantry and a custom gourmet kitchen with its own living room. Enjoy the 1st floor 10-seat movie theater or the adjacent recreational room which includes billiards, table tennis, darts, arcade games, full wet bar and walk-in wine cellar. A sunroom with bath services the pool area. Take the wide staircase or an elevator to the second floor where each room has expansive views of the bay and ocean beyond. Enjoy inspired work outs in a full gym and house lucky guests in five sumptuous suites. The expansive duplex master wing has its own living room with fireplace, separate his and hers walk-in closets, his bathroom with sauna, steam and TV, her bathroom with a soaking tub, fireplace and TV, a temperature controlled fur vault and an octagonal wood-paneled office. A junior master suite offers luxurious bathroom, generous sleeping and sitting areas and a private terrace, complete with outdoor shower. Generous balconies provide ample room to watch all the activity on the bay. A separate staff area accommodates live in help. Outside opportunities certainly do not disappoint. The bayside grounds offer an infinity edged 25' X 50' pool and spa, a covered outdoor living room with fireplace and a full outdoor kitchen with its own fireplace. The dock accommodates multiple watercraft while a beach lies just beyond 365 ft. of bulk headed waterfront overlooking your own private island. Heroic views, resort like accommodations and countless amenities define this ultimate waterfront property now available for sale.

Co-Exclusive. Price Upon Request

## 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 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 Gary DePersia to explore the full range of services available to sell, buy, rent or invest in the Hamptons today.



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