



## Waterfront Compound

**Sag Harbor.** Heroic views and magnificent sunsets are just the prologue to the story that describes this rare opportunity to create a magnificent bayfront compound. The waterfront parcel of 2.15 acres, with 338' beachy frontage on Noyac Bay and a substantial dock, hosts a clean, crisp modern home, cleverly designed to present water views from all main rooms. High ceilings and walls of glass lend a sense of great space and light to an open floor plan that includes great room with fireplace, dining area, library with fireplace, comfortable office, master with fireplace and 3 additional bedrooms plus four and a half baths. An existing waterside pool could be easily expanded while the grounds have been professionally landscaped. The abutting lot of 1.84 acres is included in this offering and will provide ample room for a rich compound with could include a new main house, guest house, pool and possibly tennis to complement the dock and sunsets. Don't let this opportunity escape with the next tide, plan to preview these superlative properties today.

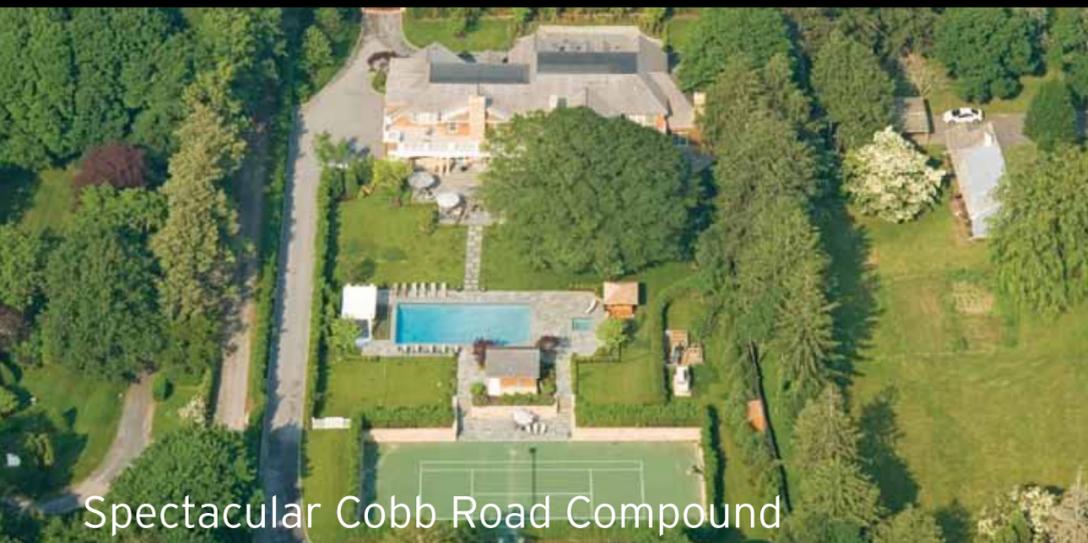
Exclusive. Price Upon Request WEB# 23825



## Paard Hill

**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 attached 70' x 150' heated indoor riding arena has mirrors, viewing room, and arched windows with harbor views. The expansive pastoral grounds include a 100' x 200' 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 hay and equipment. 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. Come preview today.

Exclusive \$7.95M WEB# 42532



## Spectacular Cobb Road Compound

**Water Mill.** 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, chef's kitchen, adjoining den with fireplace, sitting room and study plus a staff suite. Upstairs another master is joined by 3 private guest suites all ensuite. A fully finished 4,500 SF +/- lower level adds recreational areas, wine cellar, gym and staff quarters while a 4 car garage holds all the toys. Stone patios fan out to join the Gunite pool, spa, pool house, sunken court and tiki wet bar. A 2 bedroom, 3 bath guest house with finished basement offers its own Jacuzzi and putting green.

Exclusive. Price Upon Request WEB# 34350



## Southampton to Montauk...Sagaponack to Shelter Island

With over \$186 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 225 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 more than \$400M inventory of sensational listings stretch from Southampton to Montauk and from Sagaponack to Shelter Island made feasible by his 4 full time assistants. 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. He was recognized for the highest priced transaction on the East End for 2011. And just this June, Gary was listed by The Wall Street Journal, Real Trends and lore magazine as the 11th top ranked broker nationwide by sales volume for the previous year in their annual list of the "TOP 1000" of real estate professionals in the country. 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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