



## Dune Road - COVER PROPERTY

**East Quogue.** Two contiguous parcels offer a unique oceanfront opportunity along prestigious Dune Road. With over 100 ft. of beachfront, the 1.25 acre ocean front lot with sunset views over Shinnecock Bay, presents an enviable 9,700 SF+/- building envelope with time-saving pre-approved setbacks and permits by the DEC and Suffolk County Health Department which could allow for a main house of approximately 12,000 SF+/-, pool, ample decking and a 2-story recreational building/pool house/garage up to 1,500 SF+/- . With public water, gas and utilities already in place all you need is to design your new home and build. The contiguous ocean access acre lot has a larger 9,900 SF+/- building envelope which could allow for a 13,000 SF+/- residence, pool and an accessory structure up to 1,200 SF+/- . Although now available separately, you could buy both to create an amazing compound or keep one and spin off the other. With significant houses nearby, these lots offer an excellent opportunity to join the fortunate few.

Co-Exclusive. Oceanfront Lot : \$4.6M | Ocean Access Lot : \$3.6M | Both Lots : \$7.8M WEB# 07102



## English Country In Southampton

**Southampton.** Curb appeal is in abundance as you approach this 6 bedroom residence on 1.5 acres at the end of a private Hampton lane. Enter a serene realm with gracious paneled entry leading to the spacious living room augmented by both fireplace and coffered ceiling. Oak floors fan out to include the dining room and the kitchen highlighted by breakfast area and sitting room. Climbing a short staircase brings you past an open sitting room to find the expansive master suite complete with large walk-in closet and luxurious bath sequestered from the other three bedrooms. The lower level reveals a large recreational room, full bath and staff suite with its own access. Outside patios and expansive lawn connects the Gunite pool with the Har-Tru hydro court.

Exclusive. \$4.995M WEB# 40747

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

With over \$186 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 17 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\*) which was recognized as the highest priced transaction on the East End for 2011. 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 SchneiderAssociates. And just this June, Gary was listed by The Wall Street Journal, Real Trends and Iore 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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