



Wainscott Oceanfront

**Wainscott.** Did you know there are only 7 oceanfront properties in all of Wainscott? So when one comes on the market you might say it's an event. And if that property happens to have a 5 bedroom house, an ocean side pool with cabana, a Beach Lane location on 2.5 acres along 315' of beachfront with sunrises and sunsets, you could even say it calls for a celebration. Even better, this property has a large building envelope for a substantial house, ocean side pool and pool house as well. But while you're planning your new home for this rare site, feel free to enjoy the current renovated digs that have had a great rental history. Be one of the Magnificent Seven today.

Price Upon Request WEB# 55212



Town Line Road

**Wainscott.** This gated 8,300 SF +/- 7 bedroom traditional by Lifton-Green offers great room, library and covered porch, all with fireplaces. The kitchen with gathering room has its own fireplace that leads to dining room. A guest suite, staff quarters and a 3-car garage complete the first floor. Upstairs, the master offers his and her baths and closets, an office and a deck shared by two of the four guest suites. The roof deck has views over Wainscott Pond to the ocean. 3,800 SF +/- in the finished lower level finds a gym, sauna, wine cellar and staff lounge. A covered porch with fireplace overlooks the heated Gunite pool with spa, pool house, sunken tennis court and professional landscape package.

Co-Exclusive \$17.9M WEB# 32999



Rose Hill Point

**Water Mill.** Cross an exquisite yacht with an extraordinary estate and you might find yourself with this most incredible of properties with the most spectacular views in the Hamptons. Sprawled across 2.3 acres on Mecox Bay, a magnificent 15,000 SF +/-, 7+ bedroom gambrel home, designed by noted architect Val Florio, is destined to be 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. Work out in a full gym and house lucky guests in five sumptuous suites. The inspired 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 that seeing is believing with 180 degree views of Mecox Bay. 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. Outside opportunities are magical. The bayside grounds offer an infinity edged pool and spa, a covered outdoor living room with fireplace and a full outdoor grill area with a second outdoor fireplace and endless views of water in every direction. 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 for sale.

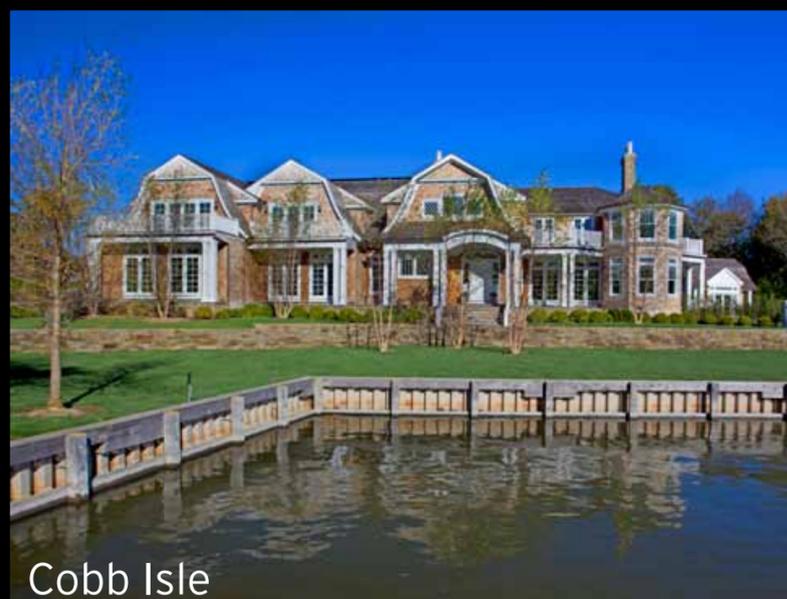
Co-Exclusive. \$39.5M WEB# 42248



Meadowlark Lane

**Bridgehampton.** A near ocean experience combines masterful construction with sophisticated design within 11,000 SF +/- in this new 8 bedroom residence. This residence offers an open floor plan warmed by 5 fireplaces with generous common rooms that are joined by 8 bedrooms on three levels of living space. A gracious front entrance welcomes all over quarter sawn white oak floors and offers multiple vistas of the landscaped property, facilitated by walls of glass and French doors throughout. Outside a beautiful landscape plan embraces the 20'X50' heated Gunite pool with spa serviced by its own cabana.

Co-Exclusive. \$8.95M WEB# 53037



Cobb Isle

**Water Mill.** A 7,000 SF +/- 6 bedroom waterfront gambrel with views and four fireplaces highlight generous rooms that include great room, living room, kitchen with breakfast room, dining room and sitting room. A staff suite and heated garage complete the first floor. The second floor is host to one master to the west, three additional bedroom suites and another master to the east. Outside finds a pool, spa, pool house and expansive patios with fireplace, outdoor kitchen and extensive landscaping. A floating dock accommodates boats and jets skis that can motor out to Mecox Bay and the beaches beyond.. Preview this superlative offering today.

Co-Exclusive \$13.95M WEB# 46749

### Exceptional Properties...Exceptional Results

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 Schneider Associates. 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.

