



Cobb Isle



Town Line Road



**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 now complete 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 sawn white oak planks to include great room, living room, Robert Bakes kitchen with breakfast room, dining room and intimate sitting room. A staff suite, room for an optional elevator and 2.5 car heated garage, with space 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 4,000 SF +/- of patios provide ample opportunity to enjoy the waterside heated gunite pool with spa, fireplace, 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. Visit this sensational property today.

Co-Exclusive \$12.95M WEB# 46749

**Wainscott.** An incredible new estate on an idyllic two acres, ingeniously designed by Val Florio and masterfully built by the Lifton-Green team, is only several hundred yards to the ocean. One enters the gated 8,300 SF +/- 7 bedroom shingled traditional through a double-height paneled entry foyer over 6 inch rift and quarter sawn white oak floors which fan out to include a great room, library and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with gathering room has its own fireplace, as well as a butler's pantry which leads to the formal dining room. A guest suite, staff quarters and a pair of powder rooms on opposite sides of the residence, a laundry facility and a 3-car garage complete the first floor. Upstairs, the master bedroom, stretching from the front to the rear of the house, offers expansive his and her baths connected by a common steam shower, separate closets, an office and a deck which is shared by two of the four additional ensuite bedrooms. From there climb a short staircase to the widows walk/ roof deck offering panoramic views of the surrounding countryside over Wainscott Pond to the Atlantic with ample room for table and chairs. An additional 3,800 SF +/- of living space is found in the lower level which offers a luxurious spa experience including gym and sauna, as well as wine cellar, recreational areas, full bath, staff lounge and an optional movie theater with concession area. Outside, the covered porch with fireplace and broad stone patios overlook the 20' x 50' heated Gunite pool with spa serviced by a pool house which includes bathroom and kitchen. A 60' x 120' sunken Har-Tru tennis court and professional landscape package, completes this spectacular offering.

Co-Exclusive. \$17.9M WEB# 32999



Almost Ocean Off Further Lane



**East Hampton.** Spanning nearly 2.5 sun-splashed acres 400 yards from the beach, this Lawrence Randolph designed home combines masterful construction with state of the art amenities to create the ultimate East Hampton estate. With a very spacious 8,500 SF +/-, a 7 bedroom residence offers panoramic views from gracious rooms including the state-of-the-art kitchen with its own informal living room, double height great room, formal dining room, luxurious master suite with private ocean view balcony and his and her baths plus 6 additional bedrooms with full baths and radiant heat. An additional 3,500 SF +/- awaits in the finished lower level while an elevator connects all three floors. Outside extensive mahogany decking and broad stone patios frame the heated gunite pool, spa, pool house and tennis court amidst superb landscaping. All this, with deeded ocean access to the broad beaches of Two Mile Hollow, beckons the savvy buyer quick enough to preview this sensational new listing.

Co-Exclusive. Price Upon Request

## Exceptional Properties...Exceptional Results Southampton to Montauk & Sagaponack to Shelter Island

With nearly \$300 Million worth of transactions in the last two years, 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 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. And just last 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, a list he has made each of the last 6 years since Corcoran's purchase of the legendary Allan Schneider Associates. Contact Gary DePersia to explore the full range of services available to sell, buy, rent or invest in the Hamptons today.

Gary DePersia, SVP, Licensed Associate Broker  
d: 631.899.0215 m: 516.380.0538  
gdp@corcoran.com corcoran.com/gdepersia



Gary DePersia | VP Associate Broker | 516.380.0538 | gdp@corcoran.com

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