

VOLUME V, NUMBER 1

AMERICAN

LUXURY ESTATES

Town Line Road

WAINSCOTT, NEW YORK

presented by Gary DePersia, SVP, The Corcoran Group

EASTERN EDITION

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Town Line Road

WAINSCOTT, NEW YORK. With a one room school house, a population under 1,000 and an area of only 7 square miles, the seaside hamlet of Wainscott might get overlooked. But then one might also miss out on an incredible new estate just coming to market on an idyllic two acres, ingeniously designed by Val Florio and masterfully built by the Lifton-Green team, 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" 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 one of the four additional ensuite bedrooms. From there climb a short staircase to the widow's 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, including a variety of specimen trees, completes this spectacular offering. Co-Exclusive \$17.9M WBE#32999. Gary DePersia, 516-380-0538, gdp@corcoran.com

Gary DePersia, Senior Vice President

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. 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.



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English Country in Southampton

SOUTHAMPTON, NEW YORK

Curb appeal is clearly evident as you approach this 6 bedroom residence with tennis on 1.5 acres at the end of a private Hampton lane in the Village of Southampton. 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 a gracious guest suite, 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 finished lower level reveals a large recreational room, full bath and staff suite with its own access. Outside patios and expansive lawn connect the Gunite pool with the full size sunken Har-Tru hydro court all embraced by a verdant sanctuary defined by boxwoods, exquisite plantings, perennial gardens and specimen trees. Exclusive \$4.995M WBE#40747. Gary DePersia, 516-380-0538, gdp@corcoran.com



Rinterpretation Of The Classic Farm House

BRIDGEHAMPTON, NEW YORK

A modern interpretation of the venerable farm house sits among the fields of Bridgehampton South. Built by Farrell Building with interiors by Greg McKenzie, a sun splashed entry welcomes all over white oak floors that fan out to include the great room with fireplace, a kitchen bolstered by a morning room with fireplace and a butler's pantry that leads to the dining room. A sunroom, guest master, laundry room and a two car garage complete the first floor. Upstairs the master suite offers fireplace, luxurious bath and a private balcony. Completing the 2nd floor are 3 bedrooms, with baths all ensuite, laundry room and a bonus room. 3,000 SF +/- of finished space can be found in the lower level offering recreational areas, staff suites and a gym. Outside an impressive pool house opens to the pool and spa all just a short distance to village and ocean beaches. Exclusive \$8.495M WBE#38785. Gary DePersia, 631-899-0215, gdp@corcoran.com



Gardeners Bay: Where Everyday is Saturday

AMAGANSETT, NEW YORK

Make life one long weekend when you own an incomparable 3,500 SF +/- Amagansett bayfront residence that sits along 120 ft of bulkheaded waterfront. Heroic water views with incredible sunsets from three levels of living space is the calling card for a 4 bedroom, 4.5 bath retreat, recently rebuilt that includes spacious living room with fireplace and full bar, a completely outfitted kitchen and convenient first floor guest suite. The indoor Endless pool sits within its own waterview atrium. An office and heated garage complete the first level. Upstairs the expansive master with luxurious bath and gym has its own balcony with access to the unique roof deck. There is a finished lower level with staff lounge, full bath and laundry area. The huge outdoor deck offers custom built-in stone bbq, outdoor shower and ample room to kick back and enjoy all the action on Gardiner's Bay. Moor your boat right out back or hang out on your own wooden float. Town water and an audio/visual package complete this extraordinary offering. With the bay at your doorstep and the ocean merely a bike ride away, start your extended weekends with your own preview today. Exclusive \$3.95M WBE#41800. Gary DePersia, 516-380-0538, gdp@corcoran.com



Grey Gardens

EAST HAMPTON, NEW YORK

A piece of American folklore can be yours from now until the end of July when you rent East Hampton's fabled Grey Gardens 2 acre estate with pool and tennis next to Georgica Beach. Originally designed by Joseph Greenleaf Thorpe in 1897, this 6,000 SF +/- Hampton original, was totally renovated and restored to its original condition with the addition of today's amenities when the current owners rescued it some 30 years ago. With gracious common rooms coupled with enough bedrooms to comfortably house all your special guests, this ode to another era additionally offers heated gunite pool, Har-Tru N/S tennis court and of course the legendary gardens, which are likely to be some of the most beautiful you will ever see. Stroll to Georgica Beach a few hundred yards away or sip something iced in the little stucco cottage hidden within the lush landscape. History can never be truly owned but you can rent a piece of it this year. Inquire about extended rentals and other time frames. Exclusive June-July: \$125K, 10/1/12 - 7/31/13: \$150K WBE#38785. Gary DePersia, 631-899-0215, gdp@corcoran.com



Fabled Further Lane

Amagansett. A sprawling 9,000 SF+/- stucco manor anchors 2 luxurious acres in a privileged setting. A long driveway from one of the Hamptons most storied lanes leads to a gated entry which opens to a profusion of color surrounding this unique residence. A dramatic great room, children's wing with 2 bedroom suites and large play area, 1st floor guest suite as well the state of the art kitchen with adjoining living room make up the main floor. Upstairs, the expansive master wing offers sumptuous bath, office, sitting room and a large outdoor terrace. An additional bedroom completes the second floor. The finished basement has a screening room, gym and spa bath with steam room. A park like atmosphere, including specimen trees and extensive gardens, envelops the pool, spa and unique waterfall which cascades past children's pool and 2 additional hot tubs, all serviced by the large pool house with 3 baths and cabana kitchen. With a permit pending for tennis plus proximity to ocean beaches expect this beautiful property to quickly find a new owner.

Exclusive. \$9.5M WEB# 35550

MD-LD: \$350K, Aug-LD: \$175K, July-LD: \$300K, Y/R: \$425K

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