



Yes Virginia...There is a Bayfront

East Hampton. You've always talked about that charming Nantucket style waterfront cottage you'd buy in East Hampton, perhaps in the Springs far from the weekend crowds. Hopefully the views over the water from your deck would include blazing sunsets. Of course, you'd want to moor your little boat just off-shore. Wouldn't it be nice too if you could just plop your furniture in without having to do any renovations. Certainly you imagine the great languorous lunches and intimate moonlit dinners you'll enjoy, all prepared in the new state of the art kitchen overlooking the bay. And naturally you'd expect a heated gunite pool looming over your own private beach where you'd watch the water lap against the shore. Didn't your wish list include a little shed to store all your beach stuff in too? Well I just happen to have one if you're still in the market. You'd better hurry though as there aren't many newly constructed 3 bedroom, 3 bath traditionals hanging around on the harbor at the moment. Ah, Virginia, in all this world this bayfront is real and available.

Co-Exclusive. \$2.595M WEB# 40974



High Tide in the Dunes

Amagansett. Tides may come and go but you'll want to stay put when you move in to this recently constructed residence along 130 ft of Marine Blvd's finest beachfront. Masterful construction, consummate detail and copious amenities balance nicely within a 3,500 SF+/-, 5 bedroom sun drenched post modern warmed by 2 fireplaces and heated floors. Three bedrooms and baths are serviced by an informal living room with wet bar while a home theatre entertains all. A den with nearby bath doubles as a 5th bedroom. An elevator reaches up to the great room where views abound and common rooms beckon including professionally outfitted kitchen, open dining area and sun room. The master suite with luxurious bath has French doors out to an oceanview deck. Overlooking the crashing surf, the pool and spa are embraced by ample decking. Inquire about contiguous new construction also available for sale.

Co-Exclusive. \$11,999,999M WEB# 12236

Exceptional Properties...Exceptional Results

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 of 2012, Gary was awarded the title of Top Producer for Corcoran's East Hampton office for the previous year, an honor he has earned each of the last 6 years since Corcoran's purchase of the legendary Allan Schneider Associates. 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. 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





Sunsets Sited Waterfront Compound

Sag Harbor. A 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 your spectacular sunsets escape with the next tide, plan to preview these superlative properties today.

Exclusive. \$10.5M WEB# 23825



Wild Orchid Farm

Water Mill. More than 36 acres, encompassing a pair of 2+ acre building parcels and a 32 acre reserve, present a variety of interesting scenarios along the farm fields of Water Mill's Deerfield Road. With each lot having room for a significant house, pool, pool house and tennis court and the reserve capable of hosting a significant equestrian facility, the possibilities for fertile minds seems endless. Certainly a compound of two houses and assorted amenities sharing a horse farm comes to mind. A savvy end user/investor could keep a lot for their own Hampton retreat while selling off the remaining lot while giving each an interest in the 32 acre reserve. An enterprising developer might build and offer 2 new houses for sale that would have common interests in the expansive reserve, giving fortunate new owners the ultimate back yard. Explore the myriad possibilities of this unique offering by contacting us today.

Exclusive. \$7.995M WEB# 08328