



## Southampton Oceanside Estate

**Southampton.** Informed by an aesthetic that reaches across centuries while embracing the best of what's new, a magnificent residence commands 2.5 manicured acres of gardens and specimen trees in an estate setting within Southampton's most coveted gated community with deeded beach access. Timeless splendor and gracious elegance combine within this 10,000 SF +/- European style manor which is lent a measure of gravitas by its stucco and stone exterior and is sequestered behind a gated entry. A gracious foyer opens to living room, den and formal dining room. An everyday kitchen opens to its own living room with fireplace while a separate professional kitchen, for more serious dining, is bolstered by a butlers pantry. The main floor master wing is a sanctuary unto itself with sitting room with fireplace, office with powder room, his and her baths and closets and sumptuous sleeping chamber that opens to its own covered patio. Upstairs 7 additional well-appointed bedroom suites await. An elevator connects to 4,000 SF +/- of finished lower level including a 14 seat home theatre, recreational room with bar and billiards area and adjacent wine cellar, game room and 2 staff suites. A covered porch with fireplace looks out to the pool, spa and full size all-weather court, all serviced by an ingenious pool cabana. Above one of the two separate 3 car garages awaits the fully equipped gym. A golf cart takes you to one of the most beautiful beaches in all of the Hamptons dedicated to just the residents of this exclusive enclave. Make plans to preview this sensational offering today.

Co-Exclusively Available for Sale and Rent. Prices Upon Request WEB# 29998 | Available for July or August 2013 WEB# 91835



## 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 6 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, office and 2 guest suites. Upstairs, the luxurious master suite with private ocean view balcony and his and her baths reigns over 3 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, 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. \$19.95M WEB# 24232



## First Neck Lane

**Southampton.** A superlative example of what happens when masterful construction, generous room sizes, intelligent flow and a sensational landscape plan are all combined with inspired interior design awaits in Southampton's estate area. This superbly maintained masterpiece, sitting on 2.25 acres at the end of a long, gated drive, welcomes you into a 20 ft. high grand paneled entry across dark stained 8 inch wide antique hemlock floors that completely cover the 8,500 SF +/- of living space. The first floor with 10 ft. ceilings throughout, includes a 26 ft. X 31 ft. fireplaced great room with coffered ceilings and multiple seating areas, a 26 ft. X 21 ft. Hemlock clad library with fireplace, built in media and humidor and a formal dining room. The kitchen, augmented by a complete butler's pantry, opens to its own living room with fireplace and breakfast banquette. Staff quarters, laundry room, 2 powder rooms and a 3-car garage complete the 1st level. The second floor is reached by an extra wide staircase leading to the 1,600 SF +/- master suite complete with his/her baths, dressing rooms, sitting room with fireplace and private terrace overlooking the backyard. Separate, down a wide, gracious hall are 5 additional bedrooms, all with baths ensuite that end with a back staircase going back down to kitchen. The 3,500 SF +/- finished basement includes recreational rooms, temperature controlled 10,000 SF +/- bottle wine cellar, media room, additional staff lounge and full bath. An elevator connects all three levels. Outside the screened porch overlooks the stunning landscape plan, designed by Edmund D. Hollander, that surrounds the 50' Gunite pool w/ separate spa, expanded pool house and sunken Har-Tru court. Captivating, compelling and available for you today.

Exclusive. \$16.995M WEB# 29301



## 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 for surveys and complete particulars.

Exclusive. \$7.995M WEB# 08328

Contact Gary DePersia to Discuss Your Options in The Hamptons Today  
Exceptional Properties...Exceptional Results  
Southampton to Montauk...Sagaponack to Shelter Island

