



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 that leads to house and a pair of 3 car garages. A gracious foyer between a pair of curved staircases leads 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, including 2 with separate sitting rooms. 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 the separate 3 car garage awaits the fully equipped gym. A golf cart takes you to one of the most beautiful beaches in all of the Hamptons. Available also for July or August rental, 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



Southampton to Montauk...Sagaponack to Shelter Island  
The Hamptons for Buyers, Sellers, Renters & Investors

**Gary R. DePersia**  
*Licensed Associate Real Estate Broker*  
m: 516.380.0358  
gdp@corcoran.com





FLYING POINT

**Water Mill.** The Atlantic and Mecox Bay nearly come together to caress this magnificent new oceanfront home featuring a dock on the bay. Located just minutes from Southampton Village, this perfect Hamptons retreat, available for the first time for sale, is professionally decorated and was designed for seamless entertaining. This rare ocean and bayfront offering features five bedrooms, five and a half baths, a professional state-of-the-art kitchen, living room, dining room, media room, sun room and maid's quarters with nearby laundry room with dual washers and dryers. There are four fireplaces, including one outdoors as well as radiant heat throughout the house. The state of the art, Crestron controlled residence includes an extensive home entertainment system with numerous flat screen TVs and audio systems. Expansive decking frames the heated gunite pool and spa on the second floor offering magnificent views of both ocean and bay. A poolside summer kitchen, with dumbwaiter for groceries from the garage, provides the perfect opportunity for al fresco dining. A private walkway to the ocean beach boasts an outdoor shower. A gated entry and extensive landscaping ensures privacy. This home also includes a bay front dock with room to accommodate boats or jet skis as well as a garage to keep the midday sun off the convertible. Surf the ocean in the morning when the waves beckon and kite board the bay in the afternoon when the southwest thermals prevail. Sunrises and sunsets can be yours when you own this incredible residence.

Co-Exclusive. \$17.5M WEB# 36871



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