



### COTTAGE BY THE SEA - COVER PROPERTY

**Water Mill.** You've always talked about that great beach house you'd buy near Southampton, perhaps on Flying Point Rd near enough to the village but far from the crowds. Hopefully the views would also include blazing sunsets across Mecox Bay. Of course, since you are an early bird, sunrise beach walks are right up your alley. Wouldn't it be nice if you could just plop your furniture in without having to do any renovations or better yet, buy the designer's offering already there? Certainly you imagine the languorous lunches and intimate moonlit dinners you'll enjoy, all prepared in the new state-of-the-art kitchen. And naturally you would expect room for expansion down the road. You say you already own that big estate off the water with pool and tennis. Well wouldn't this serve as a great beach bungalow during the day and a perfect guest house for the overflow at night. Imagine the bonfires on the beach with food being prepared right inside. You had better hurry though as there aren't many three bedroom beach houses at this price hanging around at the moment. In fact, maybe you should call today.  
Exclusive. \$8.5M WEB# 23416

### FLYING POINT

**Water Mill.** The Atlantic and Mecox Bay nearly come together to caress this new oceanfront home featuring a dock on the bay. This rare ocean and bayfront offering spanning two separate parcels features five bedrooms, five and a half baths, a professional kitchen, living room, dining room, media room, sun room and maid's quarters with nearby laundry room. There are four fireplaces, including one outdoors, as well as radiant heat throughout the house. 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 provides the perfect venue for al fresco dining while a private walkway to the ocean beach hosts an outdoor shower. A gated entry and extensive landscaping ensures privacy. Surf the ocean in the morning when the waves beckon and sail the bay in the afternoon when the southwest thermals prevail. Sunrises and sunsets can be yours each and every day when you own this incredible residence at a sensational new price.  
Co-Exclusive. \$17.5M WEB# 36871



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

**Gary R. DePersia**  
*Licensed Associate Real Estate Broker*  
m: 516.380.0538  
gdp@corcoran.com



BEACH PLUM COURT: AMAGANSETT OCEANFRONT

Amagansett. Along the rolling dunes of Napeague, a seven lot oceanfront enclave, encompassing 27 acres of pristine dunescape, enjoys a-mile of pure white sand beach. At their center, a 4,000 SF+/- modern masterpiece, along 150+ feet of shorefront, provides expansive views of both the ocean and bay, at a price far below comparable oceanfront properties. Combined with a high level of millwork and finishing, this one of a kind home offers dramatic common rooms along with five bedrooms, five and one half baths on two levels, enhanced by a stone-faced fireplace and state-of-the-art systems which can be fine-tuned to your specific needs. Outside, the heated chlorine-free plunge pool and attached spa is augmented by a dramatic outdoor fireplace and a sauna, accessible from the pool deck. A two car garage will house all your land and water toys. Surf the waves in your own back yard or walk across the street to windsurf the flat waters Napeague Harbor. At day's end enjoy Cyril's and three other beachside restaurants without having to navigate the roads. Dont let this escape with the next tide, call today for complete information and to schedule your own personal guided tour.

Exclusive \$6.9M WEB# 34768



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' of Marine Blvd's finest beachfront. Masterful construction, consummate detail and copious amenities balance nicely within a 3,500 SF+/-, five bedroom sun drenched post modern warmed by two 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 fifth 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 surf, the pool and spa are embraced by ample decking.

Co-Exclusive. \$12,999,999M WEB# 12236