



## Rose Hill Road

### WATER MILL, NEW YORK

Cross an exquisite yacht with an extraordinary estate and you might find yourself with this most incredible of properties with the most spectacular views in the Hamptons. Sprawled across 2.3 acres on Mecox Bay, a magnificent 15,000 SF, 7+ bedroom gambrel home, designed by noted architect Val Florio, is destined to be the most spectacular residence ever to come to market on Mecox Bay. A double-height foyer leads to multiple living areas which include a great room, a formal dining room, adjacent butler's pantry and a custom gourmet kitchen with its own living room. Enjoy the 1st floor 10-seat movie theater or the adjacent recreational room which includes billiards, table tennis, darts, arcade games, full wet bar and walk-in wine cellar. A sunroom with bath services the pool area. Take the wide staircase or an elevator to the second floor where each room has expansive views of the bay and ocean beyond. Work out in a full gym and house lucky guests in five sumptuous suites. The inspired duplex master wing has its own living room with fireplace, separate his and hers walk-in closets, his bathroom with sauna, steam and TV, her bathroom with a soaking tub, fireplace and TV, a temperature controlled fur vault and an octagonal wood-paneled office that seeing is believing with 180 degree views of Mecox Bay. A junior master suite offers luxurious bathroom, generous sleeping and sitting areas and a private terrace, complete with outdoor shower. Generous balconies provide ample room to watch all the activity on the bay. Outside opportunities are magical. The bayside grounds offer an infinity edged pool and spa, a covered outdoor living room with fireplace and a full outdoor Grill area with a second outdoor fireplace and endless views of water in every direction. The dock accommodates multiple watercraft while a beach lies just beyond 365 ft. of bulk headed waterfront overlooking your own private island! Heroic views, resort like accommodations and countless amenities define this ultimate waterfront property Co-Exclusive. Price Upon Request WEB#18638. Gary R. DePersia 516-380-0538 gdp@corcoran.com

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Gibson Lane: The Promise of Things to Come

**SAGAPONACK, NEW YORK**

Nearly three acres, awash in Sagaponack sea breezes and only a few hundred yards to the beach, presents an unparalleled opportunity in the hamlet that has become the nexus of the Hampton lifestyle. An amiable 4 bedroom farm house of recent vintage anchors this expansive property, which additionally offers a two-story barn with upstairs finished loft and full bath, heated pool and acres of grassy expanse, all secluded behind tall perimeter trees. However, those seeking something more formidable might be intrigued to learn that this singular offering could accommodate a new 8,300 SF+/- residence, pool, 1,245 SF+/- pool house/accessory structure and full size North/South tennis court that would have views to the East of a nearby horse farm and South across an 11 acre reserve past a handful of ocean side estates to the very Atlantic beyond. Held in the same ownership for nearly 400 years, this never before available 2.75 acre property presents a limited window to create the ultimate Hampton experience. Exclusive Price Upon Request WEB#31536. Gary R. DePersia 516-380-0538 gdp@corcoran.com



First Neck Lane

**SOUTHAMPTON, NEW YORK**

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 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 master suite complete with his/her baths, dressing rooms, sitting room with fireplace and private terrace overlooks 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. Exclusive. \$16,995,000 WEB# 29301. Gary R. DePersia 516-380-0538 gdp@corcoran.com



Bridgehampton Tranquility in Horse Country

**BRIDGEHAMPTON, NEW YORK**

Poised on 1.6 acres, a 9,800 SF 7 bedroom residence, with interiors by Robert Stillin, holds center court within an exclusive enclave of homes overlooking a 19 acre grassy reserve with views across more reserve to the Atlantic Golf Course and the clubhouse beyond. Sundrenched by day, the gracious living room with fireplace will, by night, be the focal point for all your entertaining bolstered by the formal dining room, expansive well equipped country kitchen and adjacent informal living room warmed by an additional fireplace. A generous guest suite, staff quarters, powder room and a 2 car garage complete the first floor. Upstairs the expansive master wing offers sleeping chamber with fireplace, sitting area, spa-like bath and a wonderful covered porch to sit out and enjoy the view of the occasional polo practices. Two additional guest bedrooms with baths en suite and expansive decking complete the second floor. The finished lower level offers recreational spaces, massage room and two additional bedroom suites. Outside, published landscape architect James van Sweden has created a lush and stunning kaleidoscope of colors that encircle the 45' heated Gunite pool and spa with ample lawn and room for a N/S tennis court. With easy access to all that makes the Hamptons a world-class destination, this impressive estate deserves your attention today. Exclusive \$6,995,000 WEB#43714. Gary R. DePersia 516-380-0538 gdp@corcoran.com



Estate By The Sea

**WATER MILL, NEW YORK**

Caressed by bay and ocean breezes a 7,800 SF+/- residence by M & M Custom Luxury Homes on 1.5 acres has views overlooking Mecox Bay and a contiguous 35 acre reserve. A grand two-story paneled foyer ushers all into the great room and living room, both warmed by fireplaces and highlighted by custom moldings and intricate details. A generous eat-in gourmet kitchen, augmented by large pantry will form the centerpiece of this spectacular new home, while the formal dining room is large enough for both sides of the clan. A guest bedroom suite, office, 2 powder rooms, mud room and a 3-car heated garage complete the 1st floor. Upstairs, the master wing with sitting room, fireplace, walk-in closets, expansive bath and covered waterview terrace is joined by 4 guest bedroom suites. The lower level adds 4,000 SF+/- of additional living space. An outside fireplace highlights the broad stone patios which lead to the 20' x 40' heated Gunite pool with spa, cabana and sunken N/S tennis court. Exclusive. \$10,950,000 WEB# 13796. Gary R. DePersia 516-380-0538 gdp@corcoran.com

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