



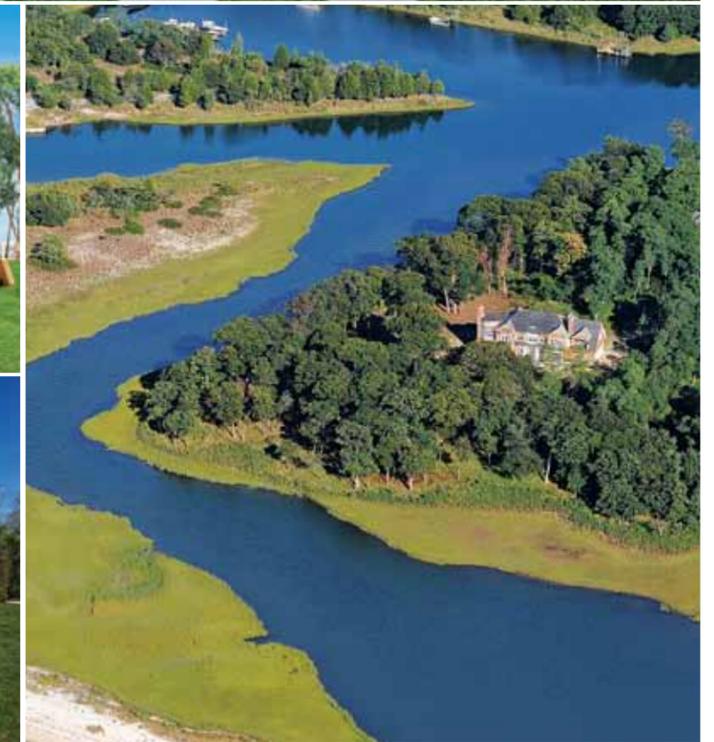
RUXTON ROAD AT COVE HOLLOW FARM EAST HAMPTON, NEW YORK

Defined by an aesthetic that reaches across centuries while celebrating the best of what's new, a seven-bedroom residence commands over 3.5 park like acres in a coveted Georgica location. Timeless splendor and a gracious elegance converge within this 7,700± square foot manse that welcomes you into a double height entry over white oak floors that fan out to exquisite common rooms to include the two-sided great room with fireplace and a light filled sun room as well as the formal dining room, large enough for both grand and intimate entertaining. The generous, fully equipped kitchen is bolstered by its own breakfast room. A den with full bath along with a staff apartment, adding to the bedroom potential, completes the first floor. Upstairs the master wing with fireplace, sumptuous bath, walk in closet and private terrace anchors a second floor that additionally has two bedrooms with baths ensuite while a separate wing has two more guest suites. A finished lower level adds sitting room, gym, sauna and wine cellar. An L-shaped annex, embracing the 60' pool, houses a lounge, potting shed and unique cabana. Edmund D. Hollander has created a sense of tranquility and a park like setting along with extensive stone patios, sprawling lawn, specimen trees, apple orchard and flowering gardens that frame the tennis court with pavilion and an 80 yard hole. Public water and gas along with a generator add to the property's élan. A truly unique offering in a privileged setting, only a short distance to village shopping, ocean beaches and world class golf courses, comfortably sequestered in a privileged setting. Co-Exclusive. \$11,900,000 WEB# 36726. Gary R. DePersia 516-380-0538 gdp@corcoran.com

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THE PENINSULA AT NORTH HAVEN POINT SAG HARBOR, NEW YORK

Heroic sunset views are just the prologue to the story that describes this masterfully constructed gated waterfront manor offering panoramic vistas in a privileged setting. Meander along 650' of direct shoreline and through two secluded landscaped acres enhanced by an additional three acres of contiguous waterfront property preserved for all eternity. Watch ships set sail from a 60' infinity edge heated Gunite pool with spa framed by broad stone patios and lush lawn and landscaping. Navigate its 7,000 square foot of living space exquisitely detailed and meticulously maintained that includes double height entry over richly stained wood floors that fan out to include formal living room, sunroom with fireplace and an intimate library with fireplace that will quickly become a favorite haunt to peruse your latest tome while enjoying that post prandial cigar. Entertain effortlessly with large eat in gourmet kitchen by Robert Bakes servicing the formal dining room. A guest suite, powder room and a three-car garage complete the first floor. Upstairs the master wing with fireplaced sitting room and private balcony is joined by four additional bedroom suites including a featured guest master bedroom with sitting area and balcony. The expansive basement with 10' ceilings, deep window wells and plumbing roughs awaits a new owners imagination. Manage your estate from anywhere with a Control4 system. Community tennis courts are only a short walk away. With a vast liquid backdrop and copious amenities, this singular residence could become your own personal waterfront resort. Call for your own private tour today. Co-Exclusive. \$14,990,000 WEB# 12787. Gary R. DePersia 516-380-0538 gdp@corcoran.com

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