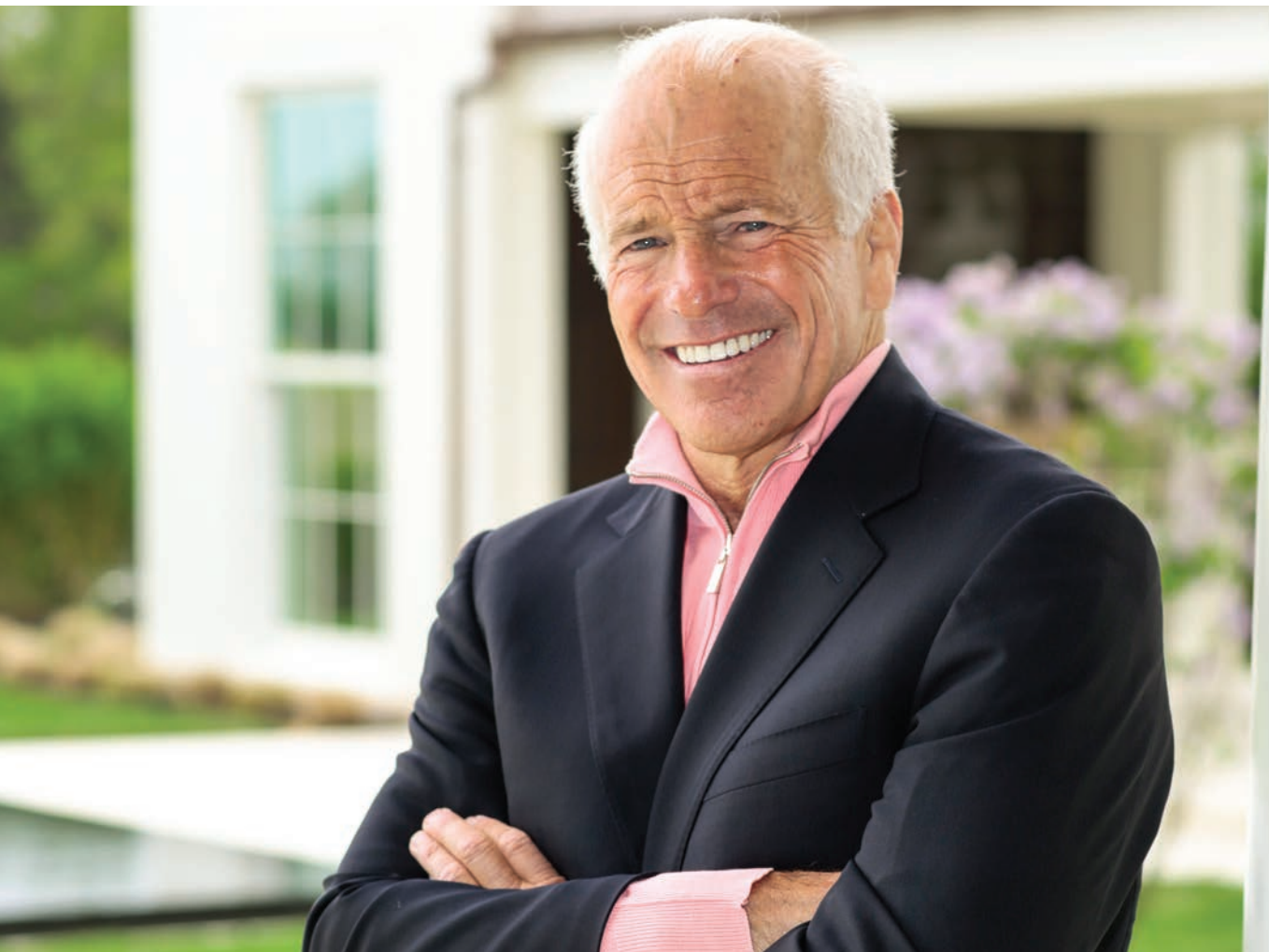


Behind every good man there's a good woman...



... in my case, four

My office operates with four licensed assistants allowing me to conduct business stretching from Southampton to Montauk and from Sagaponack to Shelter Island. Contact me (or Jaime, Mary, Christine and Danielle) to discuss your real estate needs in the Hamptons today.

Gary DePersia | 516.380.0538 | gdp@corcoran.com | myhamptonhomes.com



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Halcyon Cove

Water Mill. Sprawled across 2.7 sunset-sited acres, along 150+ feet of Mecox Bay and anchored by a magnificent 10,000 + SF, 8 bedroom traditional, Halcyon Cove is the convergence of masterful architecture, exquisite interior design, artful landscaping and copious amenities. The journey begins as you enter the gated estate, past the sunken tennis court with gym pavilion, continuing through a kaleidoscope of colors to finally end at the arrival courtyard with porte-cochere. Designed for exacting owners by McDonough & Conroy and with stunning interiors by Steven Gambrel, the residence is warmed by 6 fireplaces. The expansive kitchen is augmented by its own living and breakfast rooms while the dining room is large enough for both sides of the family. Upstairs, the master wing is enhanced by a sitting room, luxurious bath and an expansive bay view balcony. Seven additional bedrooms and artist studio complete the second floor. Covered porches overlook the bay, grounds, pool, 2-story cabana and pergola covered kitchen. Crestron controlled, the house has a state-of-the-art audio system and backup generator. From the private dock, motor across Mecox Bay to ocean beaches. Heroic sunset views, resort-like accommodations and countless amenities define this ultimate waterfront property. Contact me today before this extraordinary estate disappears on the next tide.

Exclusive. Price Upon Request WEB# 41148



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

GARY R. DePERSIA

Licensed Associate Real Estate Broker

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Montauk Waterfront Compound

Montauk. Spanning nearly 7 acres across 4 separate, southwest facing, waterfront parcels, a singular harbor front opportunity has just emerged from the cool waters of very hot Montauk. This offering includes a Men at Work built 2 bedroom cottage of recent vintage on almost 1.5 acres that could become the gate house for an assemblage of properties that includes an adjacent 1.4 acre vacant building parcel. The centerpiece of this grouping is a nearly 1.5 acre parcel that includes the Packing House where tuna was once packaged and shipped overseas atop which sits a 2 bedroom apartment. The Tower building, to its right, offers storage, bathroom facilities, a 4 bay garage and an office above which overlooks the harbor. A small multi-use building sits just behind. One hundred fifty feet of dock reaches out to a unique barn-like boat house also built by Men at Work, surrounded by additional docking on 3 sides. Adding to this sprawling compound is a vacant 2.75 acre lot to the North with additional possibilities for development. Certainly you could explore the commercial potential which includes the bottom rights beneath the harbor, but a boating enthusiast might consider this the perfect opportunity to create the ultimate waterfront oasis accessible by land, sea and air, as the Montauk Airport is just down the road. With multiple uses, southwest exposure, brilliant sunsets and the entrance from Lake Montauk to Long Island Sound and the open waters of the Atlantic Ocean only a few hundred yards away, this compound should be previewed today before it escapes on the next tide.

Co-Exclusive \$19.95M WEB# 32737



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