



## Living Large in Southampton North

**Southampton.** Midway between ocean and bay, in the village that has become the gateway to the Hampton experience, a fully articulated, 7-acre estate in a private setting awaits. Anticipation builds as a long, winding driveway climbs to this 5,500 SF+/-, 5 bedroom residence behind a gated entry. A sundrenched great room, highlighted by 25 ft high beamed ceilings interspersed with skylights, offers an open floor plan anchored on end by an Italian inspired kitchen and warmed by a fireplace that centers the room. Outside the 50 ft. heated Gunite pool is serviced by a fully equipped pool house while tennis is permitted just beyond. The unique 2-story carriage house easily accommodates 3 vehicles below with recreational space providing endless possibilities above. A short drive south takes you to the villages of Southampton, Water Mill and Bridgehampton with its pristine ocean beaches just beyond while red hot Sag Harbor with its marinas, chic restaurants and quaint shops lies just down the road to the north.

7 Acres | 5,500 SF+/- | 5 Bedrooms | 8.5 Bathrooms | Finished Lower Level | 18' X 50' Heated Gunite Pool  
Pool House | Carriage House | Room for Tennis  
**Co-Exclusive. \$4.695M WEB# 49300**



## Luther Drive

**Water Mill.** Flying Point, Cobb, Rose Hill ... Luther. Among a handful of streets that are home to some of the Hamptons' most exclusive properties, Luther Drive has a new offering to join the Water Mill elite. Masterfully built, handsomely detailed and exquisitely furnished, a 10,000 SF+/-, 6+ bedroom traditional sprawls across 2 very private acres a short stroll to Mecox Bay and ocean beaches. A gated drive winds its way to the arrival courtyard sheltered by a porte-cochere. The dramatic entry opens past a curving staircase to the gracious living room with fireplace, gourmet eat-in-kitchen servicing the formal dining room and a relaxed, secondary living room with fireplace. Oversee your empire from the fully outfitted office with full bath that could easily become a ground level guest suite while nearby full staff quarters and three car garage complete the first floor. The expansive master wing, warmed by its own fireplace, enjoys a luxurious, marble clad spa-like bath and a pair of walk-in closets. Three additional ensuite bedrooms and a fully outfitted gym with steam and sauna, opening to a spacious deck, complete the second floor. On clear days, wind your way up to the roof deck as you enjoy that post prandial cigar and views out towards Mecox Bay and the Atlantic Ocean. Let the good times roll as you descend to the finished lower level with two-lane bowling alley, home theatre and a fully outfitted bar. A large covered porch and unique attached pool cabana overlook the colorfully landscaped grounds as a sea of lawn frames the heated Gunite pool and full size Har-Tru tennis court. With all this, plus proximity to everything that makes the Hamptons a world class destination, this new offering is awaiting your inspection today  
**Exclusive. \$12.75M WEB# 48721**

## Peach Farm Lane: Farrell Built Estate & Tennis In East Hampton

**East Hampton.** Just 5 minutes to the village, on 1.7 manicured acres, a recently completed 4,500 SF, 6 bedroom home has come back on the market offering the combination of masterful construction, exquisite finishes, copious amenities and a sensible floor plan that have become the hallmark of the Farrell Building Co. Both covered and uncovered patios overlook the oversized heated Gunite pool and spa, framed by generous lawn and a professional landscape package all set within tall perimeter plantings and a gated entry. Contact us today to preview this extraordinary new offering only minutes to all that makes the Hamptons a world class destination.

Traditional | 1.7 Acres | 4,500 SF+/- | 6 Bedrooms | 6.5 Bathrooms | Finished Lower Level | Whole House Audio Package  
20' X 40' Heated Gunite Pool | 8' X 8' Spa | Private Gated Driveway | All-weather Community Tennis Courts  
**Exclusive. \$3.695M WEB# 29840**

## GARY R. DePERSIA

Licensed Associate Real Estate Broker

m:516.380.0538 | gdp@corcoran.com

Real estate agents affiliated with The Corcoran Group are independent contractor sales associates and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer. 51 Main Street, East Hampton NY 11937 | 631.324.3900



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

*corcoran*  
corcoran group real estate