



TYNDAL POINT

East Hampton. Envision a land encompassing 55 acres offering both sunrises and sunsets. Next, imagine a shoreline stretching 3,000 feet along some of the most pristine waterfront with soft, sandy beaches. Then, picture a compound of three separate waterfront residences that watch ships come and go from its two deep water docks. Dream of the deeply dredged, private lagoon with additional docks for safe harbor during storms. Conjure up an expansive pond, beautiful orchards, indigenous wild life and miles of walking trails to enjoy. No, not the promo for some exotic vacation destination (or maybe it is). And not the location for the next Pirate movie (but it could be). Nor is it the secluded haunt of a mysterious mega mogul (at least not currently). What is it exactly? Simply put, it is the most beautiful waterfront property now available for sale in the Hamptons today. Located on the northern tip of a peninsula that looks at the pristine shorelines of Shelter Island, Sag Harbor and East Hampton's Northwest Harbor, Tyndal Point awaits.

Co-Exclusive, Price Upon Request F# 96543 / WEB# 52126

Gary DePersia 631.899.0215 cell 516.380.0538 gdp@corcoran.com

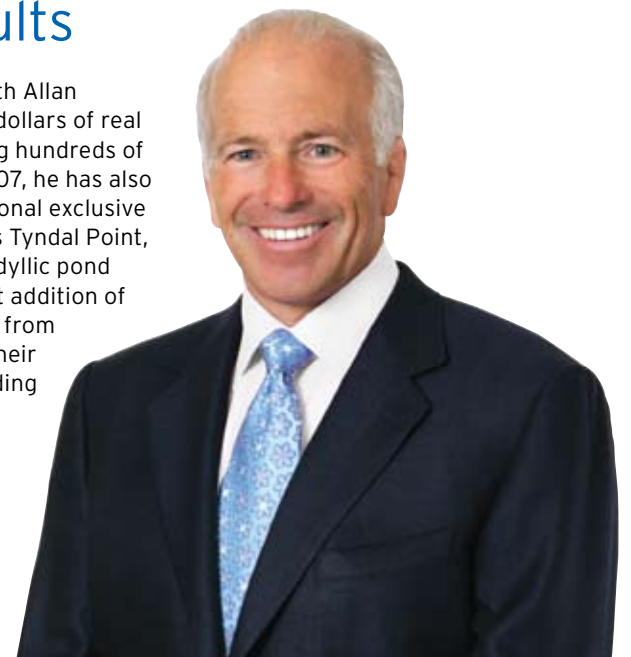
Exceptional Properties...Exceptional Results

In uncertain times, isn't it best to go with a proven leader? In just over 12 years on the East End with Allan Schneider Associates, now the Corcoran Group, Gary DePersia has participated in nearly a billion dollars of real estate transactions with more than 150 of his exclusive listings sold and closed, as well as matching hundreds of his own buyers and renters with the right properties. Not only Corcoran's top Listing Agent for 2007, he has also just been named the Top Sales Agent by volume for the first half of 2008. His inventory of sensational exclusive listings currently is approaching \$500M, including such standouts as the 55 acre water front oasis Tyndal Point, the sprawling 8 acre Stone Meadow Farm, the site of the 2007 & 2008 Red Cross Ball, the 11 acre idyllic pond front estate Morgan Hill Farm as well as a half dozen Farrell Building Company projects. The recent addition of his third full time licensed assistant allows Gary to easily cover the waterfront and everything else from Southampton to Montauk. This diversity has made him a favorite of NYC brokers looking to refer their clients to a knowledgeable Hampton Realtor. Contact Gary DePersia today to discuss listing or finding your Hampton property.

Gary DePersia, SVP, Associate Broker

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AUTHENTIC GEORGICA ROAD CARRIAGE HOUSE

East Hampton. A long driveway from Georgica Road leads to this wonderful renovation of a quintessential 1920s carriage house south of the highway in East Hampton. Original details combine with updated amenities to offer gourmet kitchen, charming living room, expansive dining room and 4 bedrooms including extensive 1st floor master. Outside, the secluded 1.4 acres sheltered by stately pines includes a broad manicured lawn and beautiful plantings overlooking the heated gunite pool. In addition, there is a convenient gated service entrance.

Exclusive \$5.995M F#98283 / **WEB# 14589**

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CLASSIC GEORGICA COMPOUND

East Hampton. Warm summer days and sultry nights embrace this turn of the century compound on a rare 3 acre lot south of the highway in East Hampton's Georgica. Walk to the beach, village shopping or places of worship from this beautifully restored 3-story, 6 bedroom property that features 2 parlors, country kitchen and large dining room. The newly renovated 3 bedroom 2 story guest house with full kitchen, living room and fireplace will be enjoyed by family and special guests. Outside amenities include heated Gunite pool and room for tennis.

Co-Exclusive \$7.25M F# 55199 / **WEB# 10032**

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OPEN HOUSE

PONDVIEW LANE

WED. 9/24, 12PM-1:30PM. 5 PONDVIEW LANE.

East Hampton. The double height great room sets the tone continued throughout this 5,000 sq. ft. residence including the incredible kitchen with family room, dining room, 1st floor master and a 3 car garage. Upstairs the master bedroom with fireplace reigns over 3 additional ensuite bedrooms. The 3,000 sq. ft. finished basement offers staff quarters, screening room, gym, sauna and steam rooms, rec room and a sensational wine grotto. Outside the freeform heated gunite pool enjoys a fully equipped pool house surrounded by specimen plantings.

Co-Exclusive \$9.995M F# 47303 / **WEB# 47769**

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M & M CUSTOM HOMES IN GEORGICA

East Hampton. This 7,500 sq. ft., 7 bedroom traditional on 1.65 acres will offer a 1st floor great room, library and family room all warmed by fireplaces as well as living room, dining room, guest and staff suites. Upstairs his and her baths flank the expansive master that is joined by 4 additional ensuite bedrooms. From there, an elevator reaches to the finished basement replete with media, exercise, wine, recreational and staff rooms. Outside a unique cabana will overlook pool, spa and sunken tennis court. All this behind a gated entry.

Exclusive \$10.95M F# 99488 / **WEB# 41932**

Gary DePersia 631.899.0215 cell 516.380.0538 gdp@corcoran.com



OPEN HOUSE



IMAGINE

WED. 9/24, 12PM-1:30PM. 17 SARAH'S WAY.

East Hampton. Imagine a bucolic setting at the end of a long, private country lane south of the highway within walking distance to both pristine ocean beaches and world class village shopping. Next, imagine a 6 bedroom, 9 bath house set within almost 2 acres of mature landscaping offering nearly 8,000 sq ft of masterful construction, consummate detailing and a sensible flow. Then imagine sneaking off to your own master wing with expansive bath, his/her closets and private sunset view balcony. Finally, imagine sitting in your fireplaced screened porch looking out at your gunite pool, pool house and tennis court surrounded by verdant lawn while listening to your favorite music. But, why imagine when you can contact me to actually preview this sensational new offering today.

Exclusive Price Upon Request F# 87570 / WEB# 31569

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