



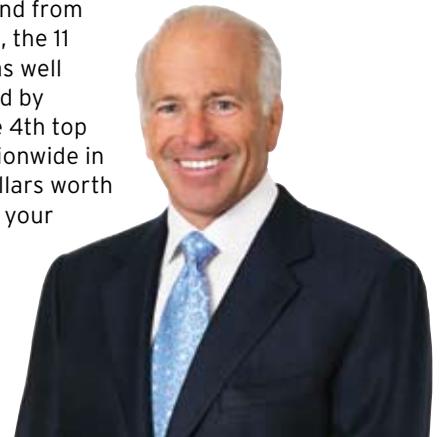
FABLED FURTHER LANE - COVER PROPERTY

Amagansett. A sprawling 9,000 SF+/- stucco manor anchors 2 luxurious acres in a privileged setting. A long driveway from one of the Hamptons most storied lanes leads to a gated entry that opens to a profusion of color surrounding this unique residence that includes dramatic great room, children's wing with 2 bedroom suites and large play area, 1st floor guest suite as well the state of the art kitchen with adjoining living room. Upstairs the expansive master wing offers sumptuous bath, office, sitting room and a large outdoor terrace. An additional bedroom completes the second floor. The finished basement has screening room, gym and spa bath with steam room. A park like atmosphere, including specimen trees and extensive gardens, envelops the pool, spa and unique waterfall that cascades past children's pool and 2 additional hot tubs all serviced by the large pool house with 3 baths and cabana kitchen. With a permit pending for tennis plus proximity to ocean beaches expect this newly reduced property to quickly find a new owner. Exclusive \$9.95M F# 104223 / WEB# 35550

Southampton to Montauk...Sagaponack to Shelter Island

With almost \$100 million dollars worth of properties sold or in contract during 2009, Gary DePersia has shown why buyers, sellers and renters continue to contact him for all their needs in the Hamptons. In just 14 years on the East End Gary has participated in nearly a billion dollars of real estate transactions with more than 160 of his exclusive listings sold and closed, as well as matching hundreds of his own buyers and renters with the right properties. His inventory of sensational exclusive listings from Southampton to Amagansett and from Sagaponack to Shelter Island includes such standouts as the 55 acre water front oasis Tyndal Point, the 11 acre idyllic pond front estate Morgan Hill Farm, the 40 acre enclave known as Sagaponack Greens as well as a dozen new construction projects. While being Corcoran's 2008 Top Broker by Sales Volume and by Rental Units, Gary was recognized by the Wall Street Journal, Real Trends and Iore magazine as the 4th top ranked broker by sales volume in their annual list of the "TOP 200" of real estate professionals nationwide in November of 2008. With two assistants Gary has no problem with covering almost \$600 million dollars worth of property currently listed with him. Contact Gary today to discuss listing your property or finding your perfect place in the Hamptons.

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HARMONY ON GEORGICA'S EAST HOLLOW

East Hampton. A 5,000 SF+/-, 5 bedroom residence blends harmoniously into 2 acres of tranquility. The cathedral ceiling living room with fireplace and open dining area forms a centerpiece from which all else flows. The first floor master wing offers bedroom with sitting room and fireplace, office, exercise area, walk-in closet and spa-like bath. The double height kitchen is a culinary mecca expertly outfitted to accommodate cooking and entertaining. A separate 2 bedroom, 2 bath guest wing is found upstairs along with a study and private balcony. The finished basement includes wine room and gym. Outside the screened and covered porches access the generous mahogany decks that overlooks the 75' long heated Gunite pool, unique pool cabana and tennis court. All this in close proximity to village shops and ocean beaches.
Co-Exclusive \$8.2M F# 102018 / **WEB# 42988**



FOR THE GENERATIONS

East Hampton. With one lot sold, there now remains 2 contiguous estate style parcels, spanning village and town, comprising almost 9 acres at the end of Middle Lane. With both compound potential and investment possibilities, a 2.3 acre parcel with no clearing restrictions joins a 6.5 acre piece with a large cleared envelope. Each lot has room for major house, pool, pool house and court (which already exists on the 6.5 acre lot) Enjoy the current 5 bedroom house, rolling lawn, tennis court, fruit trees and extensive flowering gardens while your plans for these magnificent properties come to fruition. From the unique 45 ft tall tower look out over the existing countryside all the way to the ocean which is only a postprandial stroll away.
Exclusive, Prices Upon Request F# 80052 / **WEB# 44738**

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BACK COVER

FRONT COVER



SAGAPONACK SEA BREEZES

Sagaponack. Soaring ceilings and an open floor plan set the tone for this pristine sophisticated 4 bedroom, 3.5 bath residence on 1.5 acres. Outside the heated pool overlooks expansive decking, lawn and landscaping with room for tennis. This is the perfect site to build your own vision of the quintessential Hamptons get-a-way only a bike ride away from ocean beaches.
Co-Exclusive \$5.25M F# 100129 / WEB# 40344



SHELTER ISLAND MODERN WITH POOL & GUEST HOUSE

Shelter Island. Designed by the internationally acclaimed Morris-Sato Studio, a 6 bedroom home and guest house balance stature with elegance. Windows and terraces celebrating both light and views articulate the spaces. The guest house and garage are arranged to form a beautiful, sun filled courtyard for the pool and gardens, linking to the natural scenery and water beyond.
Co-Exclusive \$4.495M F# 105145 / WEB# 43801



SPECTACULAR COBB ROAD COMPOUND BY SIMON & SIMON

Water Mill. A 8,500 sq. ft. 7 bedroom, 10 bath residence anchors a gated 2 acre compound in an estate setting. Grand spaces warmed by 4 fireplaces and radiant heat throughout include impressive great room, formal dining room, chefs kitchen, adjoining den, first floor master quarters with fireplace, sitting room and study plus 4 private guest suites. A fully finished 4,500 sq. ft. lower level adds recreational areas and staff quarters while a heated and tiled 4 car garage holds all the toys. An elevator accesses all levels and a Crestron system controls major systems. Stone patios fan out to join the 50 ft. Gunite pool, spa, pool house, sunken court with fountain and basketball court and tiki wet bar. A 2 bedroom, 3 bath guest house offers its own Jacuzzi with nearby putting green.
Exclusive, Price Upon Request F# 64094 / WEB# 34350

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FERRY ROAD WATERFRONT

Sag Harbor. A perfectly poised 5-bedroom post modern on its own 1.5 acres includes expansive views over pool, spa and poolhouse to the open harbor beyond. Landscaped into it lies a contiguous 2.3 acre waterfront parcel excellent for a major house or tennis court. A total of 263 ft. of bayfront with expansive lawn right to the dock has privacy ensured with established perimeter landscaping.
Co-Exclusive \$7.9M F# 46900 / **WEB# 11323**



FITHIAN LANE

East Hampton. This 6,000 SF+/-, 6 bedroom residence offers living room, dining room, den, master bedroom and guest bedroom, all warmed by fireplaces. The expansive kitchen is flanked by butlers pantry and large eat-in-area. The master bedroom with bath and sauna joins 5 additional bedrooms. Covered porches overlook the landscaped property, gunite pool with spa and pool house.
Co-Exclusive \$6.95M F# 101502 / **WEB# 51949**



HALSEY NECK LANE BY KONNER DEVELOPMENT

Southampton. A fresh 6 bedroom design offers masterful construction and envelops 7,000 SF+/- on 3 levels. Includes living room, kitchen with gathering room and dining room. The master is joined by 4 guest suites. The finished basement offers staff suite, living room, gym and media room. Outside the pool house overlooks the pool surrounded by patio, lawn and verdant landscaping.
Co-Exclusive \$4.995M F# 101838 / **WEB# 37178**



A DAY AT THE BEACH

Amagansett. Relax next summer and for many more in a designer's own beach pad that exudes an uncomplicated sophistication. This 5 bedroom contemporary enjoys over 100 ft of private beachfront. A great room with open floor plan flows onto a very generous deck from which you'll watch the ocean roar. The sexy, private master suite has its own balcony to watch the surf. Four additional bedrooms welcomes all.
Exclusive \$6.8M F# 77986 / **WEB# 50763**



APAQUOGUE ROAD

East Hampton. A 6,100 SF+/-, 6 bedroom traditional sprawls across 1.15 acres. The paneled entry opens to the living room, eat-in-kitchen, dining room and library. A sunroom connects to the 1st floor master while just above are two guest suites. A pair of winding staircases leads to an additional master with fireplace and 2 more bedrooms. The landscaped grounds frame the pool and pool house.
Co-Exclusive \$7.25M F# 79568 / **WEB# 46907**



TS CONSTRUCTION IN WATER MILL SOUTH

Water Mill. A sensational 7 bedroom, 9 bath residence abutting a 16 acre reserve is now available. 8,000 SF of masterful construction includes Christopher Peacock kitchen, plus an additional 4,000 SF in the basement that offers media room, wine cellar, sauna, staff quarters, gym and spa. Dramatic reserve views can be enjoyed from the pool with expansive bluestone terraces.
Exclusive \$7.75M F# 104963 / **WEB# 45833**



SAGONACK GREENS

Sagaponack. Stretching southwards towards the pristine beaches of the Atlantic Ocean, 40 acres of rolling farmland stands ready to become one of the most exclusive enclaves in the bucolic hamlet of Sagaponack. Each of the remaining 4 lots are just shy of 2 acres and all have room for a significant house, pool, pool house and tennis court. See, hear and smell the ocean from any of these perfectly positioned lots. Intriguing possibilities to carve out a compound for the generations to come. The 25 acre reserve is available for purchase as well, perhaps for an equestrian enthusiast who has imagined riding with the waves of the ocean as a backdrop. All this in close proximity to all that makes the Hamptons a world class resort. Inquire about seller financing.
Co-Exclusive, Prices Upon Request F# 102683 / **WEB# 21047**



INSIDE BACK COVER

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