



FOR THE GENERATIONS

East Hampton South. With one lot sold, there now remains 2 contiguous estate style parcels, spanning village and town, comprise almost 9 acres at the end of Middle Lane, on Cross Highway. 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.

Lot #1: Exclusive \$5.95M F# 103525 / **WEB# 24677**

Lot #3: Exclusive \$7.95M F# 103527 / **WEB# 06041**



SAGAPONACK GREENS

Sagaponack South. 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. With 4 lots already sold and closed Sagaponack Greens is taking shape as one of the most successful luxury land developments in The Hamptons as some of the most revered builders and architects begin work. Each of the remaining 4 lots, just shy of 2 acres each, 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 as intriguing possibilities exist to carve out a family-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, Price Upon Request F# 77288 / **WEB# 00363**

INSIDE BACK COVER

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BACK COVER

FRONT COVER



TYNDAL POINT
THE HAMPTONS, NEW YORK



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.

Contact us for a private tour:

Gary DePersia

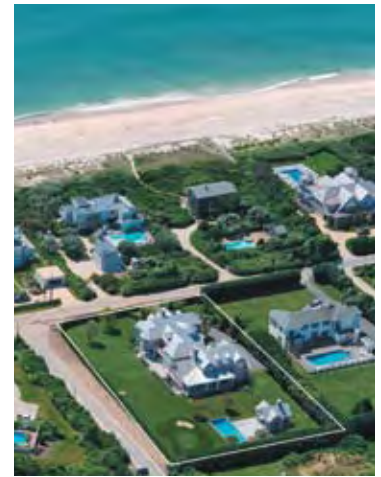
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BRIDGEHAMPTON SURFSIDE - COVER PROPERTY

Bridgehampton South. With both ocean and Sagg Pond views as well as deeded beach access, a new 9 bedroom estate by Konner Development and Edge Hill Homes stands awash in sea breezes ready for its first occupant to take the helm. Sitting proudly on 1.2 acres, a nearly completed 9,000 SF+/- residence utilizes a wonderfully intuitive design to showcase its consummate workmanship, generous room sizes and sensible flow. The dramatic double-height entry welcomes all over oak floors to beautifully paneled spaces that include living room and library both warmed by fireplaces and the dining room that opens through French doors to an alfresco eating area. The sensational kitchen, highlighted by Calcutta gold marble countertops, includes SubZero, Wolf and Bosch appliances bolstered by a butler's pantry with wine cooler and ice maker. Adjacent is the beamed and wainscotted enhanced den with limestone accented fireplace and built-in media area. Guest and staff bedroom suites complete the first floor. Upstairs the expansive master wing includes ocean views from office, bedroom with fireplace, luxurious bath, dressing and makeup areas and a pair of walk-in closets. Four privately spaced guest suites and a waterview living room complete the upper level. An elevator accesses all floors including an additional 3,000 SF+/- of finished space in the lower level that features wine cellar, media room, an additional living room with fireplace, gym with full bath and two more bedrooms just right for staff needs. Mario Nievera's artful landscape plan and an expansive lawn frames the 50 ft. pool, a par three golf hole and an inspired open air pavilion that includes fireplace, bath and BBQ.
Co-Exclusive \$14.95M F# 50131 / WEB# 33987

Southampton to Montauk...Sagaponack to Shelter Island

With over \$45 million dollars worth of properties sold and closed in 2010, Gary DePersia has shown why buyers, sellers and renters continue to contact him for all their needs in the Hamptons. In almost 15 years on the East End Gary has participated in over 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 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 lore 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 three full time 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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QUINTESSENTIAL GEORGICA CARRIAGE HOUSE

East Hampton South. A long driveway from Georgica Road leads to this wonderful renovation of a quintessential 1920's 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. All this within close distance to village shopping, ocean beaches and places of worship. Now being offered at a very attractive price.
Exclusive \$4.95 F# 98283 / **WEB# 14589**



M&M CUSTOM HOMES IN GEORGICA

East Hampton South. This 7,800 sq. ft., 8 bedroom traditional offers on the 1st floor great room, library and den all warmed by fireplaces as well as living room, dining room, expertly outfitted kitchen, guest and staff suites. Upstairs his and her baths flank the expansive master that is joined by 4 additional ensuite bedrooms. There is also 1,000 SF+/- of unfinished space that awaits above the 3 car heated and tiled garage. From there, an elevator reaches to the finished basement replete with home theater, exercise, wine and recreational rooms as well as a staff apartment. Outside a unique cabana overlooks pool, spa and sunken tennis court. All this on nearly 2 acres and a short distance to village shopping and ocean beaches.
Exclusive \$8.95M F# 99488 / **WEB# 41932**



FABLED FURTHER LANE

Amagansett South. A sprawling 9,000 SF+/- stucco manor anchors 2 luxurious acres. A gated entry opens to this unique residence that includes great room, media room, 1st floor guest suite as well as the kitchen with adjoining living room and separate guest wing. Upstairs the master wing offers office, sitting room and 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, envelops the pool, spa, unique waterfall, waiting pool and 2 additional hot tubs all serviced by the pool house with 3 baths and cabana kitchen. With a permit pending for tennis plus proximity to ocean beaches expect this property to quickly find a new owner.
Exclusive \$9.95M F# 104223 / **WEB# 35550**



MAJESTY REIGNS ON CAPTAINS NECK

Southampton Village. With a prestigious address, a Fleetwood/Dalene, 8,500 SF+/- 7 bedroom 2004 masterpiece stands sentry over 2 superbly landscaped acres. The brilliant floor plan includes paneled double height entry, great room and nearby den both with fireplaces as well as a dramatic kitchen with adjacent fireplaced morning room. A glorious master suite is bolstered by 6 guest bedrooms. A kaleidoscope of color explodes outside enjoyed by those using the pool, spa, patio with fireplace and all weather tennis court. Specimen trees add a regal touch to this incredible property.
Exclusive \$15.95M F# 104617 / **WEB# 38880**

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