



SAGAPONACK 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. 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. The remaining 4 lots, just shy of 2 acres each, have room for a significant house, pool, poolhouse and tennis court. See, hear and smell the ocean from any of these perfectly positioned lots as intriguing possibilities exist 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 ocean waves as a backdrop. All this in close proximity to all that makes the Hamptons a world class resort. Inquire about seller financing.

Exclusive, Lots 3-6: \$5.495M, Reserve: \$4.5M WEB# 00425

Gary DePersia, SVP, Associate Broker 516.380.0538
Susan Breitenbach, SVP, Associate Broker 631.875.6000



FARRELL BUILDING COMPANY SAGAPONACK ESTATE

Sagaponack. Nestled at the end of a private drive lies an exquisite 8,000+/- SF, 7 bedroom estate. This shingled traditional home has all of the modern amenities including state of the art electronics, custom woodwork and moldings. Fireplaces warm great room, living room, dining room, library and master bedroom. The Christopher Peacock eat in kitchen forms the centerpiece of this residence. The lower level has a theater, living room with fireplace, wine cellar, gym, steam room, sauna and staff suite. The property offers vistas over a 20 acre protected reserve and includes a heated gunite pool and sunken Har-Tru tennis court. Exclusive \$9.95M **WEB# 54454**



FABLED FURTHER LANE

Amagansett. A sprawling 9,000+/- SF stucco manor anchors 2 luxurious acres in a privileged setting. A gated entry opens to a unique residence that includes dramatic great room, guest wing with 2 bedroom suites and large play area, 1st floor guest suite as well the kitchen with adjoining living room. Upstairs the expansive master wing offers sumptuous bath, office and sitting room. The finished basement has screening room, gym and spa bath with steam room. A park like atmosphere envelops the pool, spa and unique waterfall. Permit pending for tennis plus proximity to ocean beaches Exclusive \$9.25M **WEB# 35550**



HOW DO YOU TAKE YOUR GIN?

Southampton Village. If you prefer your Gin close at hand, then a 6,500+/- SF residence eagerly awaits you on nearly 2 acres of manicured grounds. A dramatic living room ushers you into European inspired interiors that include a large eat in kitchen, 6 bedrooms, den/media room and a game room. Winding stone paths encircle the freeform pool, all weather tennis court and a landscape plan that includes copious lawn laced with specimen trees, extensive gardens and well established perimeter plantings insuring privacy, all steps to Gin Lane. Exclusive \$9.75M **WEB# 32990**



HALSEY LANE

Water Mill. A classic 6,300+/- SF gambrel is poised on 3 acres in a serene south of highway setting. A brilliant floor plan includes stunning living room with fireplace, den/bedroom with bath, formal dining room and country kitchen with fireplace. Upstairs, the master bedroom, complete with fireplace, private terrace and luxurious bath is joined by four additional en suite bedrooms. A covered porch with fireplace overlooks the heated gunite pool, raised spa and sunken Har-Tru tennis court all embraced by extensive lawn and artful landscaping. Co-Exclusive \$8.25M **WEB# 45845**



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 and spa-like bath. 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 mahogany decks overlook the heated Gunite pool, unique pool cabana and tennis court. All this in close proximity to village shops and ocean beaches. Co-Exclusive \$7.5M **WEB# 42988**



FITHIAN LANE

East Hampton. This superbly detailed 6,000+/- SF residence offers living room, formal dining room, den, master bedroom and guest bedroom all warmed by fireplaces. The expansive well equipped kitchen is flanked by butlers pantry and large eat in area. The master bedroom with luxurious bath, sauna and large walk in closet joins 5 additional bedrooms, including one on the first floor. Outside, covered porches overlook the landscaped property, a gunite pool with spa as well a pool house with fireplace. Finally, the detached 2 car garage with finished space above is for cars, bikes and additional storage. Co-Exclusive \$6.495M **WEB# 51949**

Gary DePersia, SVP, Associate Broker 516.380.0538

exceptional properties...exceptional results



East Hampton. \$17.9M WEB# 37379
11,600+/- SF, 8 bedroom, 10 bath, 3.6 acres.



Water Mill. \$12.95M WEB# 37279
11,000+/- SF, 10 bedroom, 13 bath, 2.5 acres



Water Mill. \$10.95M WEB# 34350
8,500+/- SF, 6 bedroom, 8.5 bath, 2 acres.



Montauk. \$9.975M WEB# 39416
5,200+/- SF, 5 bedroom, 6 bath, 2.2 acres.



Wainscott. \$8.75M WEB# 45934
4,000+/- SF, 5 bedroom, 5 bath, 1.2 acres.



North Haven. \$8.495M WEB# 29701
6,100+/- SF, 6 bedrooms, 6 baths, 2.6 acres



Southampton. \$7.95M WEB# 14595
8,500+/- SF, 7 bedrooms, 7 bath, 2.4 acres.



Water Mill. \$5.575M WEB# 15383
7,000+/- SF, 7 bedrooms, 8 bath, 2.1 acres.



Sagaponack. \$4.995M. WEB# 40344
3,600+/- SF, 4 bedrooms, 4 bath, 1.5 acres.



Bridgehampton. \$4.995M WEB# 42555
3,500+/- SF, 4 bedroom, 4 bath, 5.2 acres.



Wainscott. \$4.75M WEB# 43803
6,300+/- SF, 6 bedrooms, 8 bath, 1.2 acres.



East Hampton. \$4.595M. WEB# 46106
6,700+/- SF, 6 bedrooms, 8 bath, 1.4 acres.



Sag Harbor. \$4.199M WEB# 18914
7,300+/- SF, 4 bedroom, 6 bath, 1 acre.



Bridgehampton. \$3.995M WEB# 00806
room for house, pool and tennis, 5.5 acres.



Shelter Island. \$3.925M WEB# 43801
6,000+/- SF, 6 bedroom, 8 bath, 1 acre.



Water Mill. \$3.5M WEB# 27954
7,800+/- SF, 7 bedrooms, 9 bath, 5 acres.



Water Mill. \$3.5M WEB# 28996
4,500+/- SF, 6 bedrooms, 7 bath, .70 acre.



East Hampton. \$2.495M WEB# 10664
3,800+/- SF, 4 bedroom, 5 bath, 1 acre.



Southampton. \$2.195M WEB# 24203
3,500+/- SF, 4 bedroom, 6 bath, .37 acre.



Sagaponack. \$1.050M. WEB# 02682
room for house, pool and court. 6.6 acres.

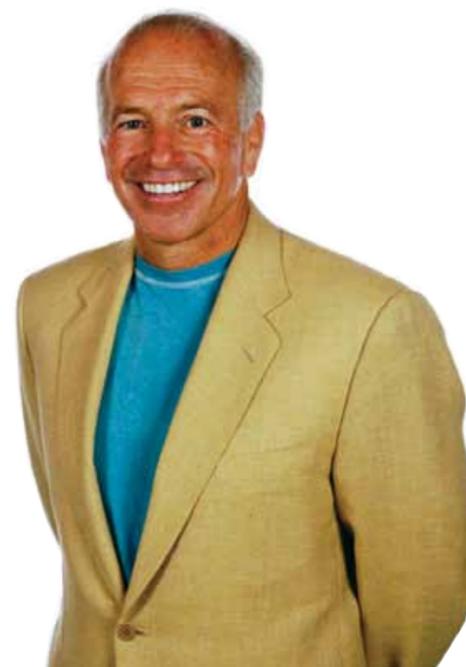
Southampton to Montauk...Sagaponack to Shelter Island

With more than 20 properties sold or in contract since the beginning of the year, Gary DePersia has shown why buyers, sellers, renters and investors 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 170 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, the historic Southampton Village Latch 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 assistants Gary has no problem with covering over \$400 million dollars worth of property currently listed with him. Contact Gary DePersia to explore the full range of services available to sell, buy, rent or invest in the Hamptons today.

Gary DePersia, SVP, Associate Broker

d: 631.899.0215 m: 516.380.0538

gdp@corcoran.com corcoran.com/gdepersia

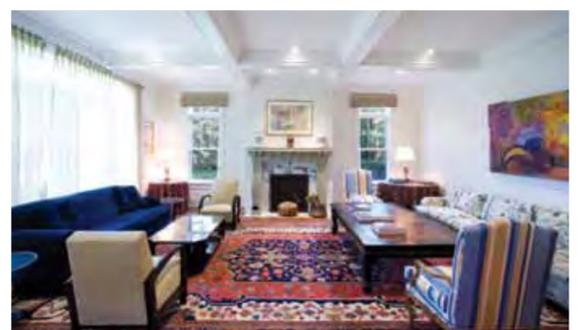




FOR THE GENERATIONS

East Hampton. With 2 lots sold, there now remains only a single estate style parcel at the end of Middle Lane upon which to ponder all the possibilities. Enjoy the current 5 bedroom house, rolling lawn, fruit and specimen trees as well as extensive flowering gardens while your plan for this magnificent property comes to fruition. From the unique 45' tall tower look out over the existing countryside all the way to the ocean which is only a postprandial stroll away. There exists ample room for a substantial new house, pool, cabana and tennis court offering southern exposure for those who would wish to start anew. Location and potential coupled with a compelling price demands your attention today.

Exclusive \$5.95M WEB# 24677



MAJESTY REIGNS ON CAPTAINS NECK LANE

Southampton Village. Good pedigree always shows. With a prestigious Captains Neck Lane address, the superior architectural talents of Francis Fleetwood and the masterful construction of Stanely Dalene, an 8,500 +/- SF, 7 bedroom masterpiece is now available for one discriminating buyer. Standing sentry over nearly 2 magnificently landscaped acres, this 2004 gambrel style shingled residence offers a wonderful floor plan that includes paneled double height entry, great room and nearby den both with fireplaces, a dramatically fashioned kitchen with adjacent fireplaced family room, butlers pantry and octagonal breakfast nook. The formal dining room reveals custom lacquered paneling and corner cabinetry. The first floor guest suite offers its own private outdoor area while a powder room and separate pool bath complete the first level. A double tray ceiling and octagonal pergola covered deck highlight the generous master suite that includes a pair of walk in closets leading to the glorious bath. The second floor also hosts 5 additional bedrooms and baths, a game room or gym as well as extensive laundry facilities. A 5,000 bottle wine cellar awaits in a deep basement that has all elements in place to be finished while a heated garage with adjacent porte cochere will house your prized collection of vehicles. And finally, 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 \$13.95M WEB# 38880

Gary DePersia, SVP, Associate Broker, 516.380.0538, gdp@corcoran.com

Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by NRT LLC.