

Bringing the Hamptons Home Since 1987

HOMES[®] OF THE HAMPTONS

THE MAGAZINE
OF SEASIDE
AND CITY
LIVING

HamptonsHomes.com



SANDCASTLE THE ULTIMATE HAMPTONS ESTATE

Bridgehampton

Cover property presented by

Gary DePersia, SVP

THE CORCORAN GROUP

PAGE 2

WE'RE NATIONWIDE! ORDER A FREE MAGAZINE • 1-800-277-7800 • HomesAndLand.com
FOR ADVERTISING INFORMATION, PLEASE CALL 631-283-4663 Ext. 11

HOMES&LAND

BACK COVER

FRONT COVER



ROSE HILL ROAD ESTATE FOR SALE OR FOR RENT

Water Mill. Sometimes bigger IS better. With over 18,000 total square feet of living space on 2.5 south-of-the-highway acres in Water Mill, a new 10 bedroom residence comes to market for those wanting to live large. A gated entry opens to a stunning Gambrel style traditional that includes on the first level, a great room, intimate living room, study, guest master, extensive sumptuous gourmet kitchen and formal dining room. Upstairs the expansive master wing which offers sitting room, fireplace, palatial bath and terrace shares the second floor with 8 additional en suite bedrooms. No mere basement, the 5,000 SF lower level offers state of the art theatre, wine cellar, billiard and table tennis rooms, complete spa facilities with sauna, steam and massage rooms, and staff quarters. An elevator connects all three levels of living space while a Crestron automated system and a 16 camera security system guarantees a safe and well-run estate. A large recreational pavilion complete with outdoor kitchen, dining area, indoor and outdoor baths and fireplaces anchors a rear yard that includes a 25x75' pool and oversized spa, both with automatic covers, sunken all weather tennis with basketball court and extensive bluestone patios framed by acres of lawn, bordered on 2 sides by agricultural reserve. Call for your private tour today. Available for various time frames during Summer 2011 or annually.

Exclusive \$12.95M **WEB# 37279** MD-LD: \$595K, June: \$95K, July: \$250K, Aug-LD: \$295K, July-LD: \$550K, Y/R: \$695K

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.



HALSEY LANE

Water Mill. Mecox Bay and ocean breezes combine to caress a classic 6,300 SF +/- gambrel poised on almost 3 acres in a serene south of highway setting. The brilliant floor plan includes a stunning living room, den and formal dining room. The large kitchen with fireplace includes breakfast nook and pantry. Upstairs, the master bedroom, complete with fireplace, private terrace is joined by four additional en suite bedrooms. All have access to the second floor living room with fireplace. The finished lower level provides staff quarters, media room, and gym/playroom. A covered porch with fireplace overlooks pool, spa and sunken court all embraced by extensive lawn and artful landscaping. Co-Exclusive \$8.25M **WEB# 45845**



WATER MILL ESTATE ON RESERVE

Water Mill. Just a short distance north of Southampton and Water Mill, a 6,800 SF +/- residence on 1.5 acres overlooks 80 acres of reserve. This sensational 10 bedroom offering features great room with fireplace, living room, formal dining room and an expansive kitchen with fireplaced morning room and breakfast nook. Staff suite and a 2 car garage complete the first floor. Upstairs the large master wing with sitting room, fireplace and spa-like bath is joined by 5 additional bedroom suites. The finished basement offers areas dedicated for media, gym, wine cellar and staff quarters. Outside the lush lawn and perimeter landscaping frame the heated Gunite pool, spa and sunken tennis court all with views of the reserve beyond. Exclusive \$4.675M **WEB# 53422**



GEORGICA CLOSE

East Hampton. A unique opportunity has come on the market in the form of a 2.25 acre parcel at the very end of Georgica Pond. On this gorgeous lot, there is room for a house, pool, pool house and even a tennis court. There exists a pre-existing nonconforming guest cottage which can be refurbished to go along with any new residence built on the land. With both a south of the highway location and a Georgica address, expect this newly listed building parcel to be spoken for quickly. Exclusive \$3.495M **WEB# 07285**



SOUTHAMPTON BUILDING PARCELS

Southampton. Two perfectly positioned building parcels are poised between village and bay each with room for a substantial house and pool. Minutes from Southampton Golf Club, Shinnecock Hills Golf Club and National Golf Links of America, these well-priced lots offer easy access to all that makes the Hamptons a world-class destination. Co-Exclusive \$350K & \$325K **WEB# 02433**



SAG HARBOR WATERFRONT COMMUNITY

Sag Harbor. With deeded private beach access and mooring rights, a 4 bedroom, 4.5 bath, 3,700 SF +/- traditional awaits. An impressive entry reveals double height ceilings and extensive molding details. Additional amenities include eat-in kitchen, master suite with fireplace and ensuite guest bedrooms, while french doors open to a heated pool. Co-Exclusive \$2.3M **WEB# 49488**

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

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

INSIDE BACK COVER



SANDCASTLE BY FARRELL BUILDING COMPANY - COVER PROPERTY

Bridgehampton. Get a look at what one of the Hampton's top builders created for himself and his family when the gates open to this spectacular estate South-of-the-highway on 11.5 acres that combines exotic materials and masterful finishes within 31,000 SF+/- of living space on 3 floors, plus its unique recreation pavilion. A grand foyer fans out to include a 40+' living room with 2 fireplaces, formal dining room with fireplace, a walnut library, a sundrenched office, and home theatre. The professional chef's kitchen is bolstered by a butler's pantry, walk-in refrigerator and wine rooms, and is flanked by a family room and screened porch with fireplace. Upstairs the 2,800 SF+/- master suite is joined by eight ensuite bedrooms. The fabulous lower level redefines a finished basement with a 2-lane bowling alley, wine cellar, virtual golf, skateboard half pipe, rock climbing wall, media room, full bar and disco and a staff suite. A complete spa facility with gym is joined by a combination squash, racquetball & basketball court featuring moving walls and retractable hoop. An elevator connects all levels while a smart system controls the entire estate. Garages house up to 8 vehicles. Outside a 60' pool is bolstered by spa, tennis court, outdoor kitchen, 4,000 SF+/- recreational building and spectacular landscaping. One of the most talked and written about properties of the last two years, it's available for sale or for a 2 week rental during summer 2011. Experience it for yourself.

Co-Exclusive \$49.5M WEB# 32012 Also available for 2 weeks for \$500K

Southampton to Montauk...Sagaponack to Shelter Island

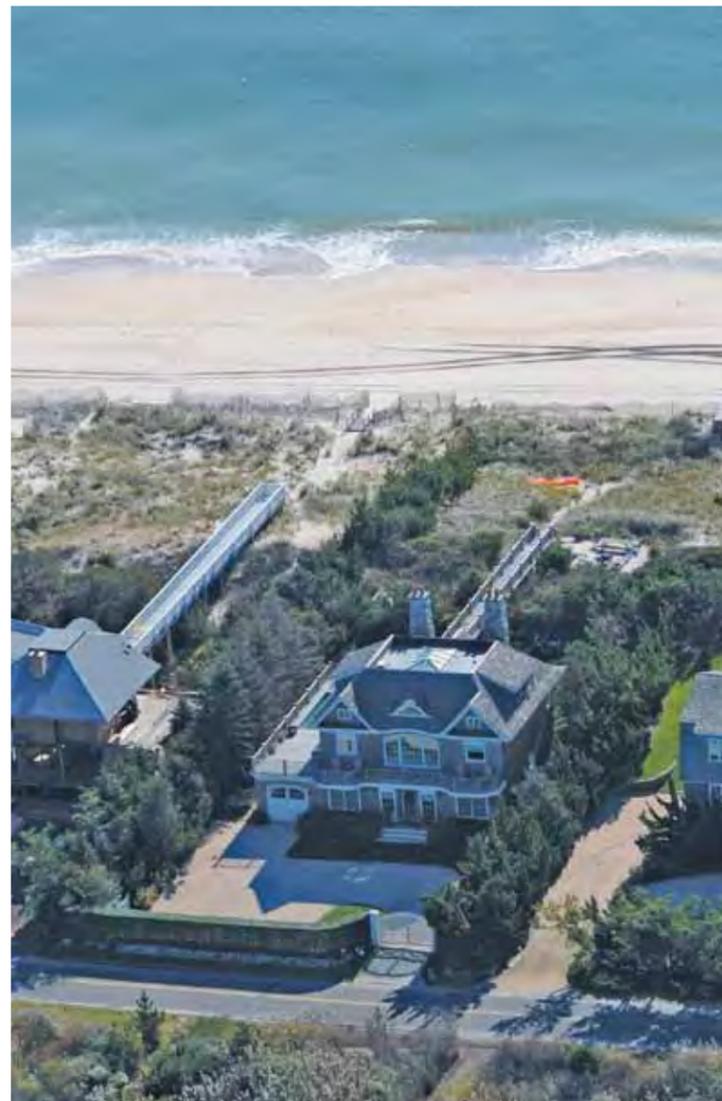
With almost \$125 million dollars worth of properties sold in 2010, Gary DePersia has shown why buyers, sellers, renters and investors continue to contact him for all their needs in the Hamptons. In 15 years on the East End, Gary has participated in over a billion dollars of real estate transactions 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 Sag Harbor's 55-acre water front oasis Tyndal Point, Bridgehampton's record setting Sandcastle, the 40-acre enclave known as Sagaponack Greens and Montauk's legendary Startop Ranch, 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 four full time assistants Gary has no problem with covering over \$500 million dollars worth of properties 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





OCEANFRONT SUMMER RENTAL

Water Mill. A magnificent new oceanfront home with additional Mecox Bay frontage and dock on Water Mill 's Flying Point Rd is now available for the first time for the full season. Located just minutes from Southampton Village, this perfect Hamptons retreat is professionally decorated with luxurious furnishings throughout and was designed for seamless entertaining. This rare summer offering features 5 bedrooms, 5.5 baths, central air conditioning, a professional state-of-the-art kitchen, living room, dining room, media room, sun room, staff quarters, laundry room with two washers and dryers and garage. There are 4 fireplaces, including one outdoors as well as radiant heat throughout the house. Extensive home entertainment systems include numerous flat screen TVs and a Crestron controlled audio system. This home features expansive decking with a heated gunite pool and spa on the second floor offering magnificent views of both the Atlantic Ocean and Mecox Bay. A poolside summer kitchen provides perfect opportunities for al fresco dining. There is a private walkway to the ocean beach and outdoor shower. A gated entry and extensive landscaping ensures privacy. This home also includes a bay front dock with room to accommodate boats or jet skis as well as a garage to keep the midday sun off the convertible. Available full season and other time frames for summer 2011.

MD-LD: \$575K, July: \$200K, Aug-LD: \$300K, July-LD: \$500K **WEB# 98012**

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

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



MAJESTIC ESTATE FOR SALE OR RENT ON CAPTAIN'S NECK LANE

Southampton Village. With 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 both sale and for rent. Standing sentry over nearly 2 magnificently landscaped acres, this 2004 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 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, including copper beeches and Japanese maples add a regal touch to this property available for the first time ever for rent. Exclusive \$13.95M **WEB# 38880** Rental prices available upon request.

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