

An aerial photograph of a large, modern estate. The central focus is a multi-level, light-colored house with a flat roof and large windows, situated on a lush green lawn. To the right of the house is a swimming pool with a stone deck and lounge chairs. The property is surrounded by dense trees and a winding driveway. In the foreground, a body of water (a creek) is visible, with a small dock and a boat. The overall scene is serene and well-maintained.

my hampton homes

Serenity and Sunsets
on Sam's Creek

Bridgehampton, New York

presented by Gary DePersia

The Corcoran Group

see inside

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Gateway To Southampton Estate Section

Southampton. First Neck, Ox Pasture, Great Plains, Halsey Neck. Among the legendary byways of Southampton's estate section, Lee Avenue, often considered the gateway to these coveted streets, has a new offering to join the area elite. A 4+ bedroom classic Gambel design offers a combination of masterful construction, consummate detail and an intelligent floor plan that envelops 5,000 SF+/- on 2 levels of living space. Beautiful stone floors welcome all into a gracious paneled entry that includes living room with fireplace, custom kitchen with gathering room, dining room, den and screened porch. Upstairs the master with fireplace and large bath is joined by 3 guest suites. The finished room above the garage is perfect for a gym or playroom. Outside mature landscaping screens the one acre property from neighbors and embraces the heated Gunite pool, stone patios and verdant lawn.

Exclusive \$5.395M WEB# 38544



Serenity and Sunsets on Sam's Creek

Bridgehampton. An original Norman Jaffe designed 5 bedroom beach house is available along 150 ft of Sams Creek, a short stroll to ocean beaches. A stunning entrance past the oversized pool leads to an open floor plan which includes the great room with fireplace, dining room, kitchen with adjacent living room and 2 guest bedrooms. A sun-splashed atrium-like party room houses the 35 ft. indoor heated pool with automatic cover beneath a 35 ft. skylight which leads to two additional bedrooms, including a guest master suite. Upstairs, the master wing opens to its own water view balcony, a favorite perch for morning coffee, to catch the parade of returning boats and for the kaleidoscope of colors bidding farewell to the sun as it dips into the bay each evening. An acre of specimen trees and intricate plantings, enhanced at night by outdoor lighting, shelters this verdant property.

Exclusive. \$6.495M WEB# 22889



Gardiner's Bay : Where Everyday is Saturday

Amagansett. Make life one long weekend when you own an incomparable 3,500 SF+/- Amagansett bayfront residence that sits along 120 ft of bulkheaded waterfront. Heroic water views with incredible sunsets from three levels of living space is the calling card for a 4 bedroom, 4.5 bath retreat, recently rebuilt that includes spacious living room with fireplace and full bar, a completely outfitted kitchen and convenient first floor guest suite. The indoor Endless pool sits within its own waterview atrium. An office and heated garage complete the first level. Upstairs the expansive master with luxurious bath and gym has its own balcony with access to the unique roof deck. There is a finished lower level with staff lounge, full bath and laundry area. The huge outdoor deck offers custom built-in stone bbq, outdoor shower and ample room to kick back and enjoy all the action on Gardiner's Bay. Moor your boat right out back or hang out on your own wooden float. Town water and a audio/visual package complete this extraordinary offering. With the bay at your doorstep and the ocean merely a bike ride away, start your extended weekends with your own preview today.

Exclusive. \$3.95M WEB# 41800



Exceptional Properties...Exceptional Results

With nearly \$300 Million worth of transactions in the last two years, Gary DePersia has shown why buyers, sellers, renters and investors continue to contact him for all their needs in the Hamptons. In 17 years on the East End, Gary has participated in over a billion dollars of real estate transactions with more than 225 of his exclusive listings sold and closed, as well as matching hundreds of his own buyers and renters with the right properties. Benchmark sales included the 55 acre bayfront estate Tyndal Point (\$44.99M*) which was recognized as the highest priced transaction on the East End for 2011. His more than \$400M inventory of sensational listings stretch from Southampton to Montauk and from Sagaponack to Shelter Island made feasible by his 4 full time assistants. In February, Gary was awarded the title of Top Producer for Corcoran's East Hampton office for 2011, an honor he has earned each of the last 6 years since Corcoran's purchase of the legendary Allan Schneider Associates. And just this June, Gary was listed by The Wall Street Journal, Real Trends and lore magazine as the 11th top ranked broker nationwide by sales volume for the previous year in their annual list of the "TOP 1000" of real estate professionals in the country. Contact Gary DePersia to explore the full range of services available to sell, buy, rent or invest in the Hamptons today.

Gary DePersia, SVP, Licensed Associate Broker

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Spectacular Cobb Road Compound

Water Mill. This Simon and Simon production comes back on the market offering masterful construction, generous room sizes and consummate finishes within an 8,500 SF +/- 7 bedroom, 10 bath residence that anchors a gated 2 acre compound. Grand spaces warmed by 4 fireplaces and radiant heat throughout include, on the first floor, impressive great room, formal dining room, chef's kitchen, adjoining den with fireplace, first floor master with fireplace, sitting room and study plus a staff suite. Upstairs another master is joined by 3 private guest suites all ensuite. A fully finished 4,500 SF +/- lower level adds recreational areas, wine cellar, gym and staff quarters while a 4 car garage holds all the toys. Stone patios fan out to join the Gunite pool, spa, pool house, sunken court and tiki wet bar. A 2 bedroom, 3 bath guest house with finished basement offers its own Jacuzzi and putting green. Exclusive. \$14.95M WEB# 34350



Cobb Isle

Water Mill. An extremely rare opportunity to own new waterfront construction on Cobb Isle in Water Mill presents itself along a 275 ft. bulk-headed stretch of Mecox Bay. A 7,000 SF +/- 6 bedroom gambrel style traditional, designed by McDonough & Conroy, is now complete on an idyllic acre very South of the highway in this coveted bayfront enclave. Views and four fireplaces highlight generous rooms that comprise an excellent floor plan over 6-10 quarter sewn white oak planks to include great room, living room, Robert Bakes kitchen with breakfast room, dining room and intimate sitting room. A staff suite and 2.5 car heated garage, with room for 2 more vehicles via hydraulic lift, complete the first floor. Upstairs, the second floor is host to one master to the West which offers luxurious bath with heated floors, his and her closets and a waterview balcony, 3 additional bedroom suites and another master to the East with a fireplace, similar amenities and two waterview balconies. Outside, a pool house and 4,000 SF of patios provide ample opportunity to enjoy the waterside heated gunite pool with spa, fireplace, fire pit, outdoor kitchen and extensive landscaping that lend greenery and color to this attractive setting. A floating dock accommodates boats and jets skis that can motor out to Mecox Bay and the beaches beyond. The house is pre-wired for a Control 4 home automation system which allows an owner to control home systems from anywhere in the world while the geo-thermal HVAC system ensures greater efficiency. Make plans to visit this sensational property today.

Co-Exclusive \$12.95M WEB# 46749



Rose Hill Point

Water Mill. Cross an exquisite yacht with an extraordinary estate and you find yourself with this most incredible of properties with the most spectacular views in the Hamptons. Sprawled across 2.3 acres on Mecox Bay, a magnificent 15,000 SF +/-, 7+ bedroom gambrel home, designed by noted architect Val Florio, is the most spectacular residence ever to come to market on Mecox Bay. A double-height foyer leads to multiple living areas which include a great room, a formal dining room, adjacent butler's pantry and a custom gourmet kitchen with its own living room. Enjoy the 1st floor 10-seat movie theater or the adjacent recreational room which includes billiards, table tennis, darts, arcade games, full wet bar and walk-in wine cellar. A sunroom with bath services the pool area. Take the wide staircase or an elevator to the second floor where each room has expansive views of the bay and ocean beyond. Work out in a full gym and house lucky guests in five sumptuous suites. The inspired duplex master wing has its own living room with fireplace, separate his and hers walk-in closets, his bathroom with sauna, steam and TV, her bathroom with a soaking tub, fireplace and TV, a temperature controlled fur vault and an octagonal wood-paneled office that seeing is believing with 180 degree views of Mecox Bay. A junior master suite offers luxurious bathroom, generous sleeping and sitting areas and a private terrace, complete with outdoor shower. Generous balconies provide ample room to watch all the activity on the bay. Outside opportunities are magical. The bayside grounds offer an infinity edged pool and spa, a covered outdoor living room with fireplace and a full outdoor grill area with a second outdoor fireplace. The dock accommodates multiple watercraft while a beach lies just beyond 365 ft. of bulk headed waterfront overlooking your own private island! Heroic views, resort like accommodations and countless amenities define this ultimate waterfront property.

Co-Exclusive. \$39.5M WEB# 42248



Meadowlark 51

Bridgehampton. A near ocean experience combines masterful construction with sophisticated design within 11,000 SF+/- in this new trendsetting transitional beach house. The residence offers an open floor plan warmed by 5 fireplaces with generous common rooms that are joined by 8 bedrooms on three levels of living space. A gracious front entrance welcomes all over rift and quarter sawn white oak floors providing multiple vistas of the landscaped property, facilitated by walls of glass and French doors throughout. A finished lower level offers staff / guest apartment, recreational and media rooms with fireplace, wine cellar and entertaining kitchen. Outside a beautiful landscape plan embraces the 20'X50' heated Gunite pool with spa, automatic cover and pergola serviced by its own fully equipped cabana with attached 2 car garage.

Co-Exclusive. **\$8.95M** WEB# 53037



Wild Orchid Farm

Water Mill. More than 36 acres, encompassing a pair of 2+ acre building parcels and a 32 acre reserve, present a variety of interesting scenarios along the farm fields of Water Mill's Deerfield Road. With each lot having room for a significant house, pool, pool house and tennis court and the reserve capable of hosting a significant equestrian facility, the possibilities for fertile minds seems endless. Certainly a compound of two houses and assorted amenities sharing a horse farm comes to mind. A savvy end user/investor could keep a lot for their own Hampton retreat while selling off the remaining lot while giving each an interest in the 32 acre reserve. An enterprising developer might build and offer 2 new houses for sale that would have common interests in the expansive reserve, giving fortunate new owners the ultimate back yard. Explore the myriad possibilities of this unique offering by contacting us today.

Exclusive. **\$7.995M** WEB# 08328



Town Line Road

Wainscott. An incredible new estate on an idyllic two acres has been designed by Val Florio and built by the Lifton-Green team, only several hundred yards to the ocean. One enters the gated 8,300 SF+/- 7 bedroom traditional through a double-height entry foyer which leads to a great room, library and covered porch, all warmed by fireplaces. The superbly outfitted kitchen with gathering room has its own fireplace and butler's pantry that leads to the formal dining room. A guest suite, staff quarters and a 3-car garage complete the first floor. Upstairs, the master bedroom offers his and her baths, steam shower, separate closets, an office and a deck shared by two of the four guest suites. A short staircase climbs to the roof deck with amazing views over Wainscott Pond to the ocean. An additional 3,800 SF+/- is found in the finished lower level which offers a luxurious spa experience including gym and sauna, as well as wine cellar, staff lounge, full bath and an optional home theater. Outside, the covered porch with fireplace overlooks the heated Gunite pool with spa and pool house. A 60' x 120' sunken Har-Tru tennis court and professional landscape package completes this spectacular offering.

Co-Exclusive. **\$17.9M** WEB# 32999



Deep Roots: New Estate with Tennis

Sagaponack. John Strong could not have possibly imagined over 360 years ago the estate that would one day rise on his land south of Parsonage Lane. Situated on 1.3 acres, surrounded on 3 sides by agriculture reserve, the property that plays host to house, guest house, pool and tennis was previously the Strong Farm, a part of Sagaponack history from its very beginnings. Two years in the making, while working hand in hand with the Sagaponack Village Historical Board, the developer has prepared this unique property for its next chapter. Architect Michael Behringer has designed a traditional 7 bedroom residence with a contemporary barn-like vernacular that both complements and separates itself from the original farmhouse encompassing over 6,000 sq ft on the first 2 floors and an additional 2,500 sq ft on its lower level accessed by staircases and an elevator. High ceilings, Kolbe windows, Waterworks plumbing fixtures, upper balconies, smart house technology, chefs kitchen, 4 fireplaces, home theater, wine cellar and sauna are just some of the features distinguishing this new construction. The original 1840's, 1,600 sq ft farmhouse has been re-located to the corner of the property and fully restored to become a 4 room, 2 bath cottage with kitchenette, connected by a unique tunnel from its finished lower level to the main residence...the quintessential quest cottage. . Walls of windows and glass doors look southwest out to the 48' pool, spa, pool house and outdoor kitchen enhanced by a pergola and broad bluestone terracing. A sunken N/S tennis court surrounded by more than 23,000 sq ft of verdant lawn completes this extraordinary package overlooking 20 acres of reserve. With new zoning rules soon to be in place, this compound consisting of 11,000+/- of livable square footage, 9 bedrooms, and 10 baths can never be duplicated. Grab a piece of Hampton history today.

Co-Exclusive. \$13.995M WEB# 38524

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