



### Southampton Oceanside Estate

**Southampton.** Informed by an aesthetic that reaches across centuries while embracing the best of what's new, a magnificent residence commands 2.5 manicured acres of gardens and specimen trees in an estate setting within Southampton's most coveted gated community with deeded beach access. Timeless splendor and gracious elegance combine within this 10,000 SF+/- European style manor which is lent a measure of gravitas by its stucco and stone exterior and is sequestered behind a gated entry that leads to house and a pair of 3 car garages. A gracious foyer between a pair of curved staircases leads to living room, den and formal dining room. An everyday kitchen opens to its own living room with fireplace while a separate professional kitchen for more serious dining is bolstered by a butlers pantry. The main floor master wing is a sanctuary unto itself with sitting room with fireplace, office with powder room, his and her baths and closets and sumptuous sleeping chamber that opens to its own covered patio. Upstairs 7 additional well appointed bedroom suites await, including 2 with separate sitting rooms. An elevator connects to 4,000 SF+/- of finished lower level including a 14 seat home theatre, recreational room with bar and billiards area and adjacent wine cellar, game room and 2 staff suites. A covered porch with fireplace looks out to the pool, spa and full size all weather court, all serviced by an ingenious pool cabana. Above the separate 3 car garage awaits the fully equipped gym. And if you can tear yourself away from everything going on estate-side, a golf cart will take you to one of the most beautiful beaches in all of the Hamptons. Make plans to preview this sensational offering today which can be purchased with or without the furnishings.

Co-Exclusively Available for Sale and Rent. Prices Upon Request WEB# 29998 | Available for July or August 2013

### First Neck Lane

**Southampton.** A superlative example of what happens when masterful construction, generous room sizes, intelligent flow and a sensational landscape plan are all combined with inspired interior design awaits in Southampton's estate area. This superbly maintained masterpiece, sitting on 2.25 acres at the end of a long, gated drive, welcomes you into a 20 ft. high grand paneled entry across dark stained 8 inch wide antique hemlock floors that completely cover the 8,500 SF+/- of living space. The first floor with 10 ft. ceilings throughout, includes a 26 ft. X 31 ft. fireplaced great room with coffered ceilings and multiple seating areas, a 26 ft. X 21 ft. Hemlock clad library with fireplace, built in media and humidor and a formal dining room. The kitchen, augmented by a complete butler's pantry, opens to its own living room with fireplace and breakfast banquette. Staff quarters, laundry room, 2 powder rooms and a 3-car garage complete the 1st level. The second floor is reached by an extra wide staircase leading to the 1,600 sq. ft. master suite complete with his/her baths, dressing rooms, sitting room with fireplace and private terrace overlooking the backyard. Separate, down a wide, gracious hall are 5 additional bedrooms, all with baths ensuite that end with a back staircase going back down to kitchen. The 3,500 SF+/- finished basement includes recreational rooms, temperature controlled 10,000 SF+/- bottle wine cellar, media room, additional staff lounge and full bath. An elevator connects all three levels. Outside the screened porch overlooks the stunning landscape plan, designed by Edmund D. Hollander, that surrounds the 50' Gunite pool w/ separate spa, expanded pool house and sunken Har-Tru court. Captivating, compelling and available today.

Exclusive. \$16.995M WEB# 29301

contact Gary today to discuss all your Hampton options  
**Exceptional Properties...Exceptional Results**  
 Southampton to Montauk...Sagaponack to Shelter Island

Gary DePersia, SVP, Lic. Assoc. R.E. Broker  
 d: 631.899.0215 m: 516.380.0538  
 gdp@corcoran.com corcoran.com/gdepersia



Gary DePersia | VP Associate Broker | 516.380.0538 | gdp@corcoran.com

**corcoran**  
 corcoran group real estate

Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. Owned and operated by NRT LLC. \*Prices are as last advertised.