ON THE LANES OF AMAGANSETT

Amagansett. Proximity to both the village and its ocean beaches is merely the prologue for the story that describes this 4 bedroom, 4,500 SF+/- residence beautifully positioned to overlook 1+ acres of velvety green expanse. Perfectly maintained, this inviting country retreat combines the various elements of symmetry, space and detail that is the hallmark of fine Hampton design. A generous wainscoted great room will become the focal point for your gatherings along with the gourmet kitchen, large dining room and a paneled library for that post-prandial cigar. The inviting master suite with marble bath and private balcony anchors a second floor that includes two additional bedrooms sharing a bath while a guest suite conveniently awaits on the first floor. Unfinished attic space with untapped potential could be that perfect place on rainy days. Outside a pergola covered patio looks out at the 40' heated gunite pool, serviced by its own bath with sauna, framed by lush lawn and trees on this beautifully landscaped property.

Exclusive. **$3.95M WEB# 33853**

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**

Gary R. DePersia | *Licensed Associate Real Estate Broker* | m: 516.380.0538 | gdp@corcoran.com

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Exceptional Properties...Exceptional Results

Southampton to Montauk...Sagaponack to Shelter Island

Amagansett. $8.999M*

Southampton. $5.15M*

Bridgehampton. $3.95M*

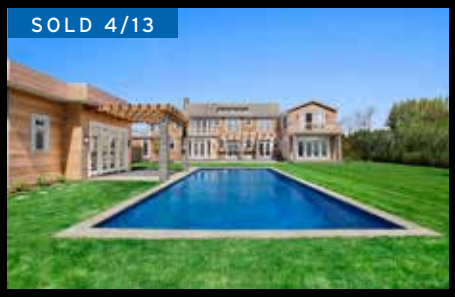
Water Mill. $14.95M*

Sagaponack. $14.9M*

Southampton. $4.995M*

East Hampton. $2.695M*

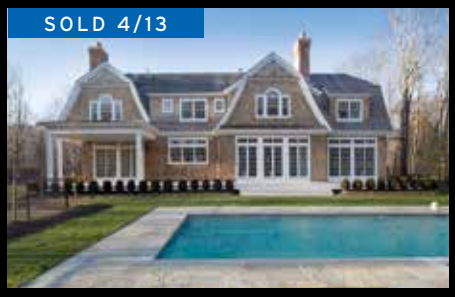
Sagaponack. $13.995M*



Bridgehampton. $8.95M*

Shelter Island. $7.25*

Montauk. $3.75M*



Sagaponack. $3.695M*

Water Mill. $19.5M*

Bridgehampton. $4.395M*

Sag Harbor. $899K*

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MALIBU EAST IN SAG HARBOR

Sag Harbor . The words sunrise and sunset will become an important part of your daily lexicon when you begin and end your days in this meticulously maintained beach house poised on the brink of Noyac Bay in very hot Sag Harbor. Expansive waterviews from nearly every room of this beautifully finished 2006 traditional are just the opening chapters in a taut tale describing a four bedroom, three story residence that welcomes all into an open floor plan on the main level that includes living room with fireplace, well appointed kitchen and dining area. A cozy den and full bath complete the first floor. Upstairs the sumptuous master wing with incredible views has its own marble bath while three additional bedrooms await nearby. A short staircase leads to yet another level of finished space where the two nicely appointed rooms could become the perfect venue for an office, playroom or yoga studio/gym. Walls of windows and French doors lead from the first floor to a covered porch, intimate patio and an expansive deck all overlooking your own sandy beach below the bulkhead where just beyond you can moor your boat. Walk to Cromers in the morning for your pastries and NY Times or sail across Noyac Bay for an afternoon at Sunset Beach. The choices are yours when you make this new offering your own.

Exclusive. **$3.25M WEB# 50279**

Southampton to Montauk...Sagaponack to Shelter Island
The Hamptons for Buyers, Sellers, Renters & Investors

Gary R. DePersia
Licensed Associate Real Estate Broker
m: 516.380.0358
gdp@corcoran.com

THE HAMPTONS SHELTER ISLAND NORTH FORK

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