



## Dreams of Authentic Hampton Country in Sagaponack South

**Sagaponack.** You've always dreamt about that expansive, 4 acre compound, awash in sea breezes, you'd buy in Sagaponack just a bike ride to ocean beaches. You're not really a fan of all those new constructions but instead want something more like the sprawling, authentic properties that dotted the Hamptons landscape years ago. Well....I just happen to have one if you're still in the market. Better hurry though as there aren't any other 4 acre compounds with all this going on hanging around at the moment with an amazing new price. Dreams can come true if you contact me soon enough to arrange your own private tour of this superlative property. Inquire about rental opportunities.

4.2 Acres | South Of The Highway | 5,000 SF+/- Renovated Barn | 2,900 SF+/- 6 Bedroom Guest House | 1,000 SF+/- Carriage House  
1,000 SF+/- Gym Pavilion | Private Pond | 20' X 45' Heated Gunite Pool | Sunken Har-Tru Tennis Court

**Exclusive. \$15.995M WEB# 16007**

**MD-LD: \$450,000 | July: \$195,000 | August: \$225,000 | July/August: \$400,000 WEB# 57728**



## Peconic Bay Estate: Like You're on Vacation Everyday

**Sag Harbor.** You remember the feeling. You're on holiday on the coast of some Caribbean isle or on the cliffs of a European town overlooking the Mediterranean. Each morning when your head leaves the pillow you *know* you are on vacation with broad expanses of water dotted with boats and vistas of other shores. Much closer to home you can recreate that feeling each and every day when you own this 7 bedrooms, 7 bath retreat poised along 150+ ft. of Peconic Bay with sweeping vistas to the North Fork, Shelter Island and beyond. Best of all, you won't need a passport, a pat down or a plane ticket. Just get in your car and head East.

1.18 Acres | 155 Ft. On The Bluff | Community Bay Access | Totally Renovated by Steven Gambrel | 6,500 SF+/- on Three Levels | 7 Bedrooms | 6.5 Bathrooms  
Finished Lower Level | 20' X 45' Heated Gunite Pool | 7' X 7' Spa | Koi Pond | Built-in Outdoor Kitchen

**Exclusive. \$6.695M WEB# 48965**

## GARY R. DePERSIA

Licensed Associate Real Estate Broker

m: 516.380.0538 | gdp@corcoran.com



## Ocean Avenue

**East Hampton.** Jaffe, Fleetwood, Meier, Bates, Gwathmey..... Stern. Among a handful of renowned architects that helped to define the Hamptons in the late 20th Century, Robert A. M. Stern lent his prodigious talent to the design of a palatial receptacle for sun, site and view. Nestled on a 3-acre grassy knoll that stretches to the bucolic waters of Hook Pond with views to the ocean beyond, this sprawling 7,500 SF, 6 bedroom beach house, with its soft, subtle design, exudes a serene mood, recalling lazy, luxuriant summers. Warm rays of sunshine seep through slatted blinds in slashes that shift with the hours. The zig zag angles of the window walls orient the living level on a diagonal to the long axis of the house, designed by Stern to capture views across Hook Pond while the bleached floorboards follow the diagonal flow to the south. The main living room upstairs is light and open, free of determinate walls with bleached wood floors, moldings and columns enriching a neutral palette of white walls and natural materials. Joining that on the 2nd floor is the master wing with its sleeping chamber overlooking the grounds, pond and ocean and a sumptuous, oversized bath featuring an amorphous, meandering winter green tub contrasting with the sensuous cream color marble floor. A short staircase climbs to a roof deck, perhaps for that postprandial cigar as you soak in the views. The ground floor is home to an eat-in kitchen which is more than adequate to service the formal dining room, defined by its bay window and designed for the elegance and glamour of nighttime use. A second living room, dramatic, yet understated, resides on the southern end of the first floor also with expansive views through a series of French doors that allow access to the grounds outside. Just beyond lies a green house and studio space. A separate staff wing is found above the attached 2 car garage. Outside a kaleidoscope of color abounds with specimen trees, colorful plantings, award winning perennial gardens and a sea of lawn stretching down to Hook Pond, much of which can be enjoyed when sitting beside the 40' heated, Gunite pool with spa. And yes, a tennis court could be sunk into this gorgeous 3 acre tableau. And if your tastes dictate a different choice, this spectacular site could accommodate a new, 8,200 SF residence, finished lower level and 1,400 SF accessory structure of your own design. With both Main Beach and village shopping just a short stroll away, plan your own personal tour soon as this eclectic offering is sure to find a new owner in time for Summer 2017.

**Exclusive. \$13.9M WEB# 13342**



Southampton to Montauk...Sagaponack to Shelter Island

The Hamptons for Buyers, Sellers, Renters & Investors

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