

AUCTION

Thursday, October 27

Previously \$9,800,000

Suggested Opening Bid \$6,900,000

17+ ACRES WATERFRONT
Gold Coast Long Island
145 Centre Island Road, Centre Island, NY



Luxury Property Auctions
212.867.3333
prusa.com



Listing Agent
Paul J. Mateyunas
516.816.0301



OVERVIEW

Rare opportunity to own one of the last and largest waterfront parcels on secluded Centre Island with over 560 feet of sandy shoreline. Surrounded by multi-million dollar homes with panoramic views of Long Island Sound, this 17+ acre lot is the perfect footprint to build a new private waterfront home or renovate the existing modern residence, two-bedroom pool house and 3-car detached garage all designed by renowned mid-century architect Benjamin Thompson of Walter Gropius's *The Architects Collaborative (TAC)*. There is also an existing 3-bedroom caretaker's ranch-style home, FAA licensed helipad and approved plans for a 2,000 sq. ft. boat house. Utilities in place and potential to subdivide as well.



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PROPERTY DESCRIPTION

- Property Size: 17.34 acres (approx.)
- Shoreline: 565 feet (approx.)
- Section 28, Block B, Lot 2074
- DEC Approved waterfront restoration plans
- Water: Well
- Sewer: Septic
- Electric: In place
- Zoning: Residence A-1 District
- Monthly Real Estate taxes: \$16,900 (approx.)

PROPERTY IMPROVEMENTS

- The Burke House: featured in several modern architecture books, The Burke House was designed by noted architect Benjamin Thompson of TAC and includes a 6-bedroom, 6-bathroom home (approx. 5,000 sq. ft.), in-ground pool, 2-bedroom pool house and a 3-car garage with apartment also by designed by Thompson. The grounds and gardens were laid out by the prominent Japanese landscape architect Shogo Myaida, whose work was featured at the 1939 World's Fair and at the Hillwood Museum in Washington, D.C. The home has been unoccupied for several years and needs renovation.
- 3-bedroom caretaker's ranch-style home
- FAA licensed helipad



*Approximate property boundaries. See property survey for official lot lines and dimensions.



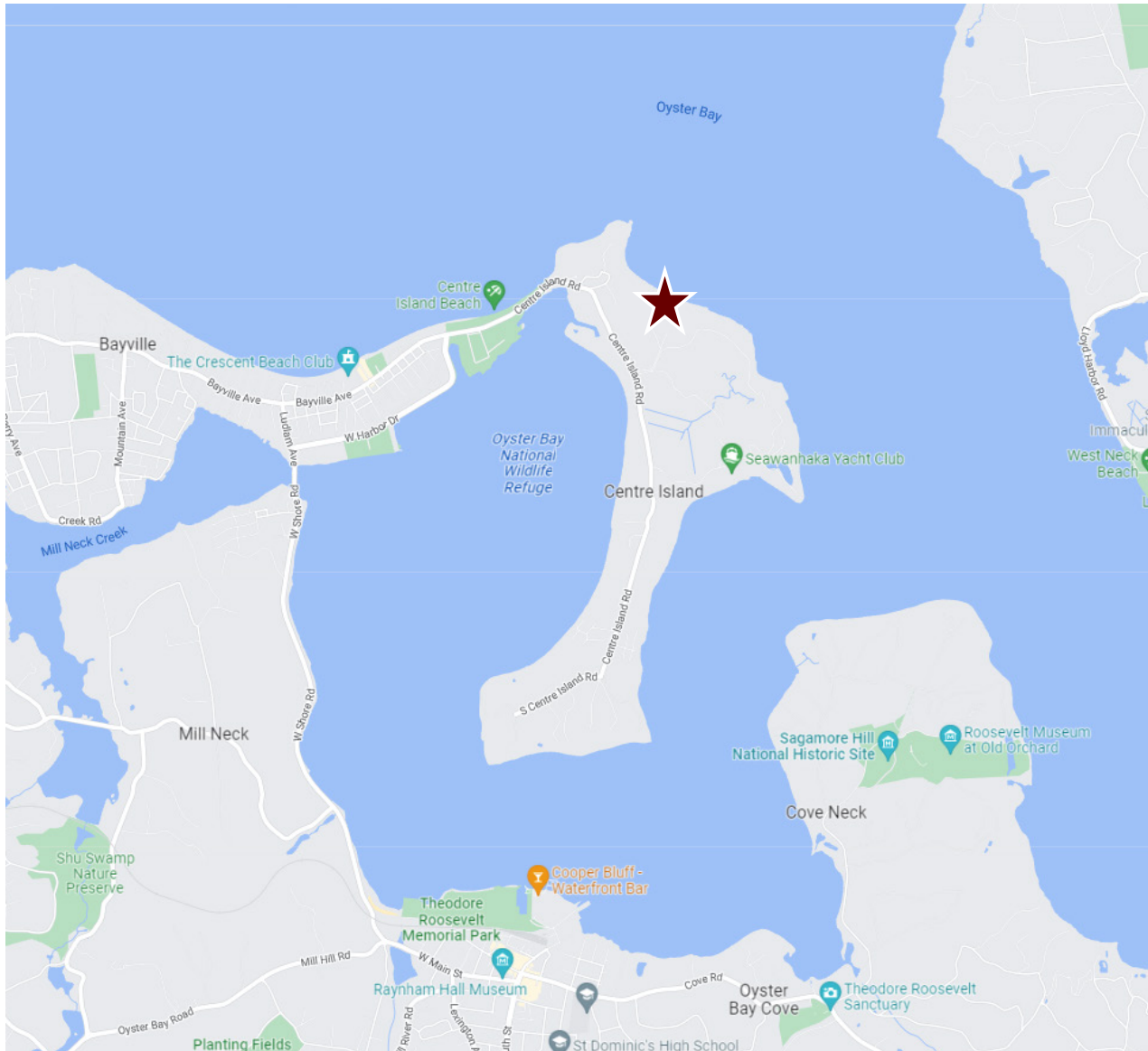
CENTRE ISLAND

Established in 1683, Centre Island is the second smallest of the 64 villages in Nassau County with just over 200 households. The 605-acre peninsula has over four miles of coastline bordered by Cold Spring Harbor, Oyster Bay Harbor, and Long Island Sound. The Village of Centre Island is located entirely within the boundaries of the Oyster Bay–East Norwich Central School District and notable residents have included Sean Hannity, Rupert Murdoch and Billy Joel.



THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. TOUR the property** by appointment only on:
Thursday, September 29 (11am)
Sunday, October 9 (11am)
Please email info@prusa.com to arrange.
Proof of funds required.
- 2. REVIEW Due Diligence Information** by following Step 2 at [this link](#) or visiting prusa.com.
- 3. BID by deadline** of Thursday, October 27 at 4pm EST. You must submit a written bid along with 10% deposit by the bid deadline. See Due Diligence Information for complete instructions.

*Buyer's Premium 3%. Subject to prior sale.
Submit bid at any time. Broker participation invited.*

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LUXURY PROPERTY AUCTIONS

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