

AUCTION

Thursday, December 15

Previously \$14,750,000

Minimum Bid \$6,500,000

WATERFRONT CASTLE

14 Lake Shore Road · Greenwood Lake, NY

 **PARAMOUNT** REALTY USA

Luxury Property Auctions
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 **WRIGHT BROS.**
REAL ESTATE

Listing Agent
Diane Mitchell



OVERVIEW

This enchanted waterfront compound is located 1 hour from Midtown Manhattan by car and features a 9,000 square foot main house with 24 rooms, a 2,000 square foot guest house on Greenwood Lake, a 1,500 square foot pool house overlooking a baseball-diamond-shaped infinity pool with cascading waterfalls flowing into a massive private lagoon, a boat house, verdant gardens throughout the grounds, and so much more.

With nearly 700 feet of shoreline, this 4-acre property, also known as Tiedemann Castle, went through a meticulous 15-year extensive renovation with unparalleled attention to detail, taking it beyond its original grandeur.

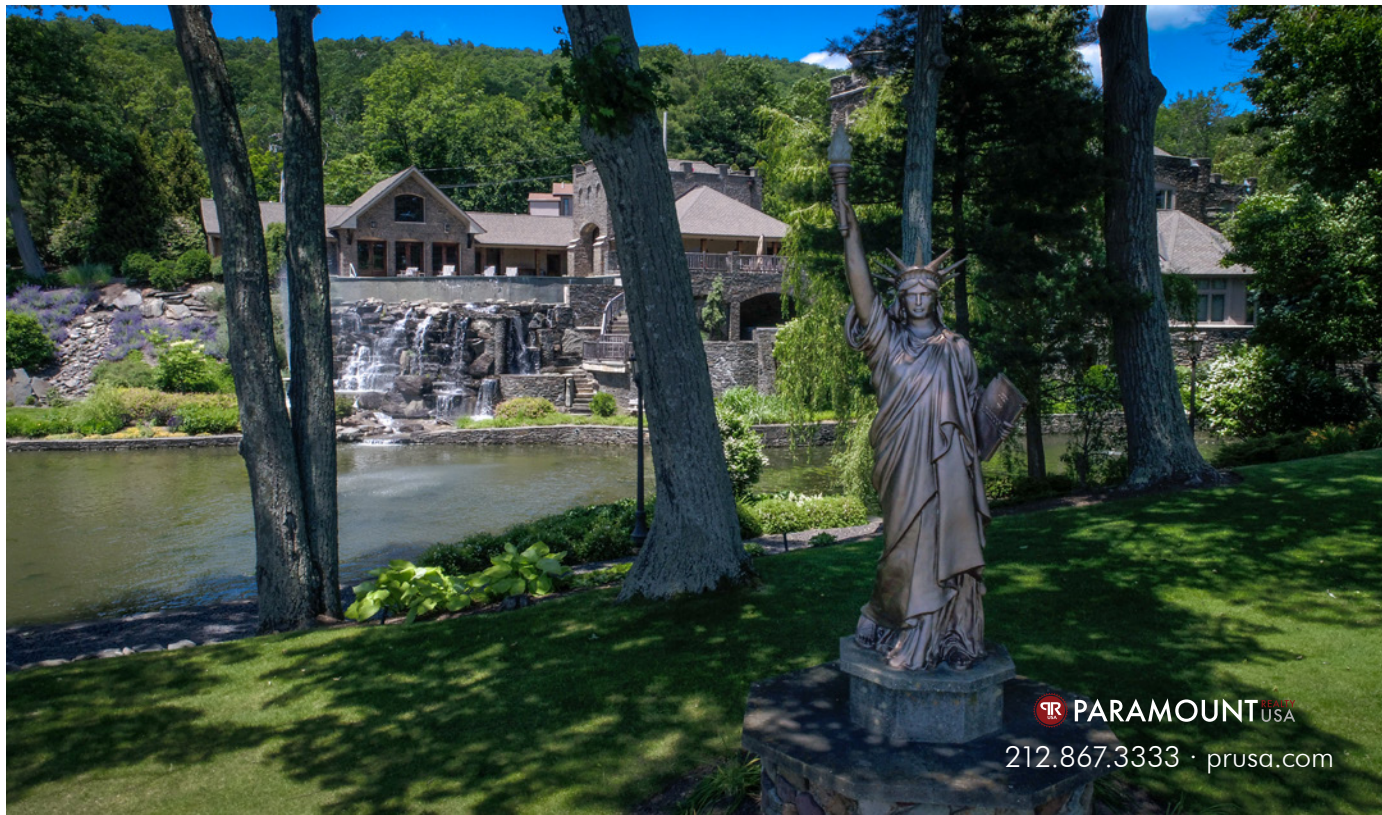
Boasting a total of 5 kitchens across the property, multiple entertainment rooms, stunning waterfront views, expansive gardens and outdoor areas to explore, this sprawling castle estate is the ultimate full-time residence or the ideal weekend/summer getaway. Most furnishings are included in the sale of the property.

LOCATION

Within the town of Warwick in Orange County, NY on the NY/NJ border.
Approximately 1 hour to Midtown Manhattan by car.

PROPERTY OVERVIEW

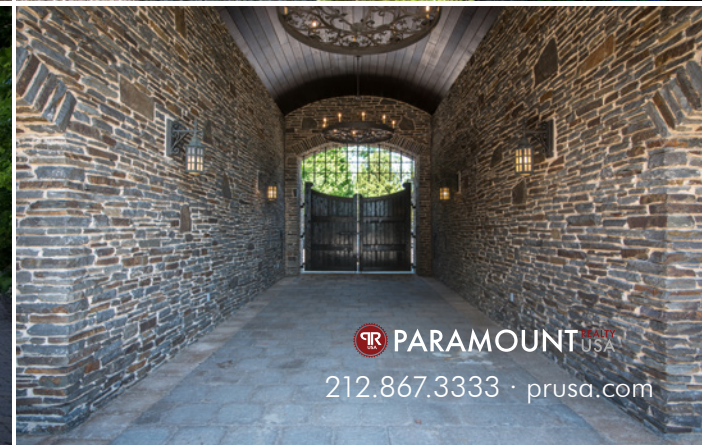
Lot Size	4.01 acres (174,676 square feet)
Year Built	1915
Property Structures	Main house, lake house, pool house, boat house and garage
Garage	4-car detached
Pool	In-ground/infinity
Waterfront	Yes – Greenwood Lake (1,920 acres in size)
Shoreline	700 feet (approx.)
Property Taxes	\$72,841
Architectural Style	Colonial/Estate
Construction Materials	Frame/Blue Stone
Additional	Extensive gardens, 8 foot-high perimeter stone wall, outdoor fireplace, hot tub, outdoor playset, waterfalls, Statue of Liberty replica, large private lagoon connected to Greenwood Lake and boat dock



MAIN HOUSE

The 3-level, 9,000 square foot main house with elevator features 5 bedrooms, 4 full bathrooms, 3 half bathrooms, sound system throughout and a total of 3 modern kitchens with top-of-the-line appliances, 1 of which is outside with a wood-burning fireplace.

This stunning home has vaulted barn ceilings and chandeliers along with several entertainment rooms, bar areas, gym, private home office, study and den. Enjoy expansive lake views atop the one-of-a-kind 5-story turret that soars above the roofline.



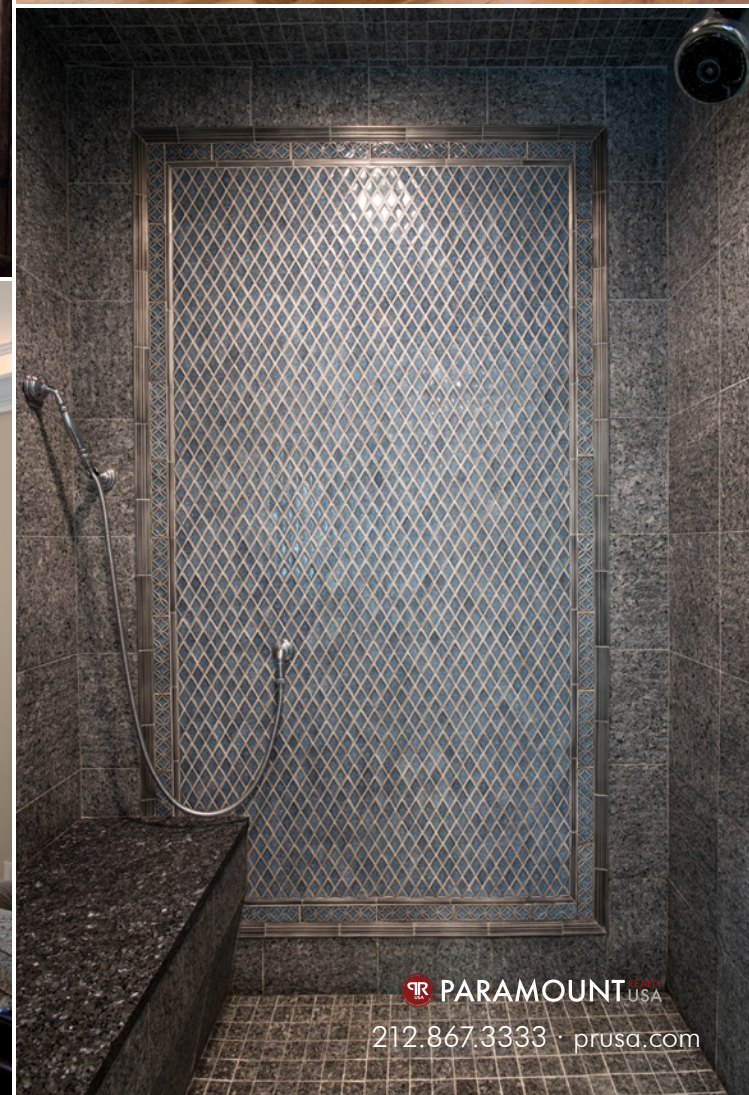
MAIN HOUSE DETAILS

Size	9,067 square feet
Total Rooms	24
Bedrooms	5
Full Bathrooms	4
Half Bathrooms	3
Fireplaces	2 (1 indoor, 1 outdoor)
Kitchens	3 (2 indoor, 1 outdoor)
Elevator	Yes
Gym	Yes

UTILITY DETAILS

Heating	Propane, baseboard, forced air, hot water
Cooling	Central air
Windows	ENERGY STAR qualified windows
Technology	Smart home automation
Security	High-end central alarm system throughout
Fire Suppression	Fire sprinkler system





LAKE HOUSE

The 2,000 square foot lake house, just steps from the main house, sits directly on the banks of Greenwood Lake and is highlighted by a 3-story tower, which serves as the staircase from the lower level to the main level and a further 3 stories above to a viewing room with spectacular 360-degree views. The lower level of the lake house features a large family room, bathroom, sauna and direct exterior access. The main level contains an additional bedroom, full bathroom, modern kitchen, living room, 2 fireplaces, sunroom and deck overlooking Greenwood Lake.





POOL HOUSE

Perfect for entertaining, the 1,531 square foot pool house features 2 full bathrooms, a kitchen and a great room with bar that all opens to a sprawling patio and diamond shaped infinity pool overlooking Greenwood Lake.



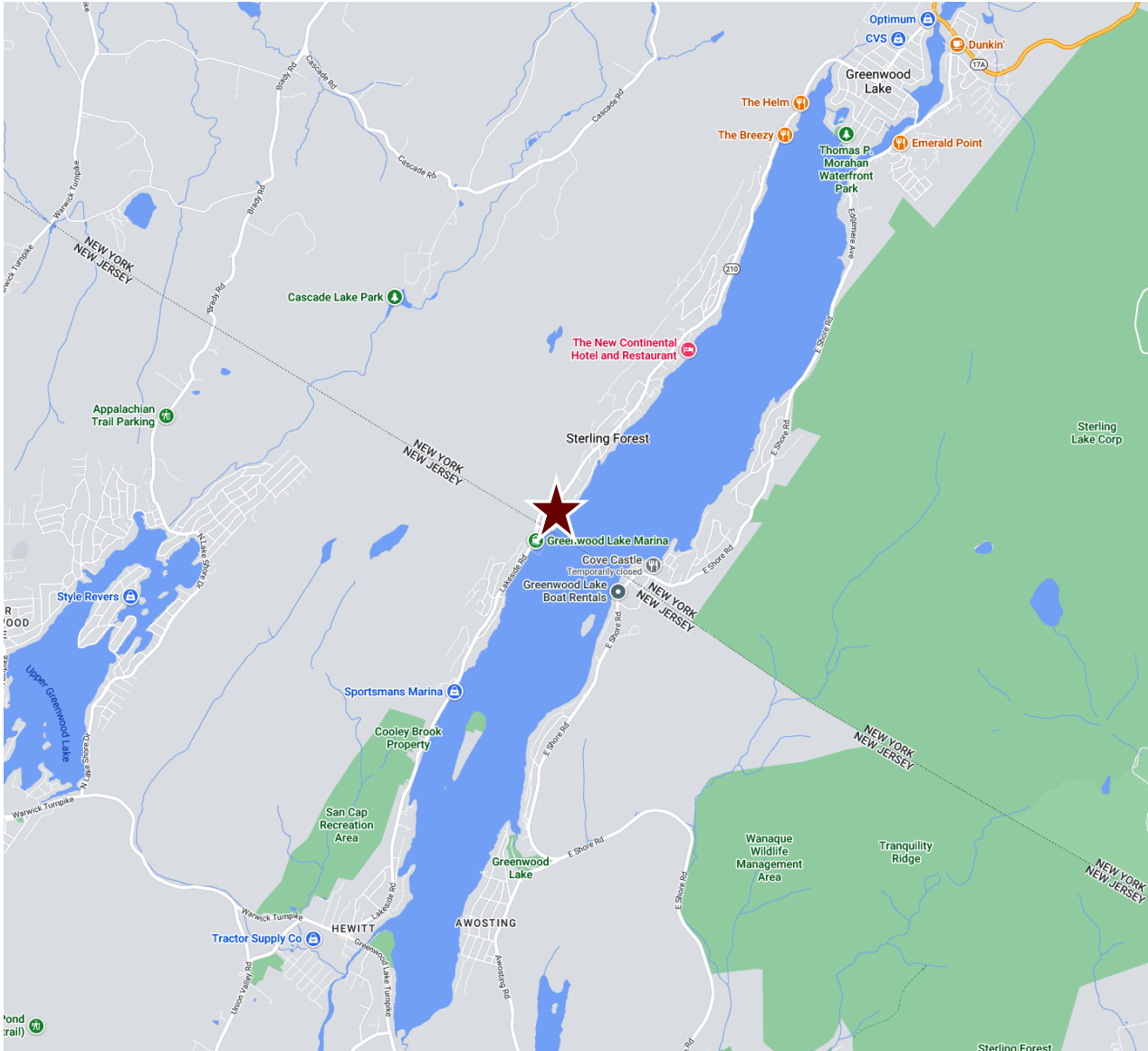


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THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

1. REVIEW Due Diligence Information by following Step 2 at [this link](#) or visiting [prusa.com](#).

2. TOUR the property by appointment only. Proof of funds required. Please email info@prusa.com to schedule a tour on:

- Sunday, November 20
- Saturday, December 3
- Saturday, December 10

3. BID by deadline of Thursday, December 15 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 5%. Subject to prior sale.
Submit bid at any time. Broker participation invited.*



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The listing broker for the property is Diane Mitchell (unique ID number 10301212352) with Wright Bros Real Estate, Inc. (53 S Broadway, Nyack, NY 10960). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Suggested Opening Bid, if any, which is not a reserve price and only a suggestion as to where bidding may begin. Any bid is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price. Furniture and other personalty is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.





LUXURY PROPERTY AUCTIONS

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