

AUCTION

Wednesday, June 14

RENOVATED TOWNHOUSE &
RARE ATTACHED CARRIAGE HOUSE
251 East 61st Street • New York, NY

Previously \$14,350,000
Minimum Bid \$10,000,000



 **PARAMOUNT** REALTY USA

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COMPASS

Listing Agent
Jaime Richichi



PRESENTING THE TOWNHOUSE AT 251 EAST 61ST STREET

This 6,000+ square foot, 5-bedroom, 6.5-bathroom home with a limestone façade and attached carriage house offers the epitome of modern luxury living in Manhattan's most prestigious neighborhood. Perfectly situated in the coveted Treadwell Historic District, this turn of the century, four-story renovated townhouse has an exceedingly rare 2-story, 1,200+ square foot carriage house making this home perfect for a live/work lifestyle. Designed by renowned TRA Studios, this home is immaculately designed and thought through, with every detail executed with the greatest craftsmanship.

**Please note: some photos contained herein are renderings/virtually staged.*

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TOWNHOUSE DESCRIPTION

| | |
|-----------------------|---|
| Size | 6,047 sq. ft. (approx.) |
| Height | 4 stories (plus cellar & roof terrace) |
| Width | 19.5 ft. |
| Bedrooms | 5 |
| Bathrooms | 6.5 |
| Year Built | 1919 |
| Year Renovated | 2015 |

FEATURES

- Designed by renowned TRA Studios
- Limestone façade
- Elevator access on each floor
- Rooftop terrace & green roof
- Stunning city views
- Manicured courtyard with grill, refrigerator & sink
- Chef's kitchen with Miele appliances
- 20-foot-high marble fireplace
- Wet bar
- 150-bottle wine room
- Hardwood floors
- Wood-burning fireplace
- Floor-to-ceiling windows
- Skylights
- Laundry room
- Integrated smart home technology
- Video security system
- Sound system
- Back-up generator



PROPERTY DETAILS

Lot Dimensions 19.5 ft. x 100.42 ft.

Lot Size 1,958 sq. ft.

No. of Buildings 2

Tax Class 1

Building Class A4 - City Residence
One Family

Annual RE Tax \$119,445.56

B-B-L Manhattan-1416-120

Zoning District C2-8 & R8B

Unused FAR 13,216 sq. ft.

Historic District Treadwell Farm





OVERVIEW

Beyond a formal entryway, the garden floor of the home flows into a luminous kitchen and dining area. The dining space is serviced by a wet bar and a powder room and has easy access to a limestone courtyard fully equipped with a gas grill, refrigerator, sink, lighting, and speakers. The Poliform kitchen boasts an eat-in peninsula, sleek countertops, and a suite of high-end stainless-steel Miele appliances.

The second floor contains a floor-through living and entertaining space as well as an impressive gas fireplace augmented with a remarkable stone mantle and a chic light well.





The third floor is split between a family room, powder room, and spacious bedroom with private closet and full en-suite bathroom. A pair of bedrooms with charming built-ins and pristine en-suite bathrooms occupy the fourth floor, while the fifth floor is dedicated entirely to a tranquil primary suite that possesses an entire wall of custom closets and a windowed en-suite with dual vanity sinks, massive walk-in shower, and a free-standing soaking tub.





The rooftop deck has integrated Sonos speakers and commanding views of the surrounding neighborhood. Adding to the private landscape is the green roof, which also insulates the house and slows storm water absorption.

The cellar contains a laundry room, a 150-bottle wine room, custom closets, and an underground passageway, punctuated by skylights, that leads to the two-story carriage house, allowing for combined or separated use of the two buildings.



THE CARRIAGE HOUSE

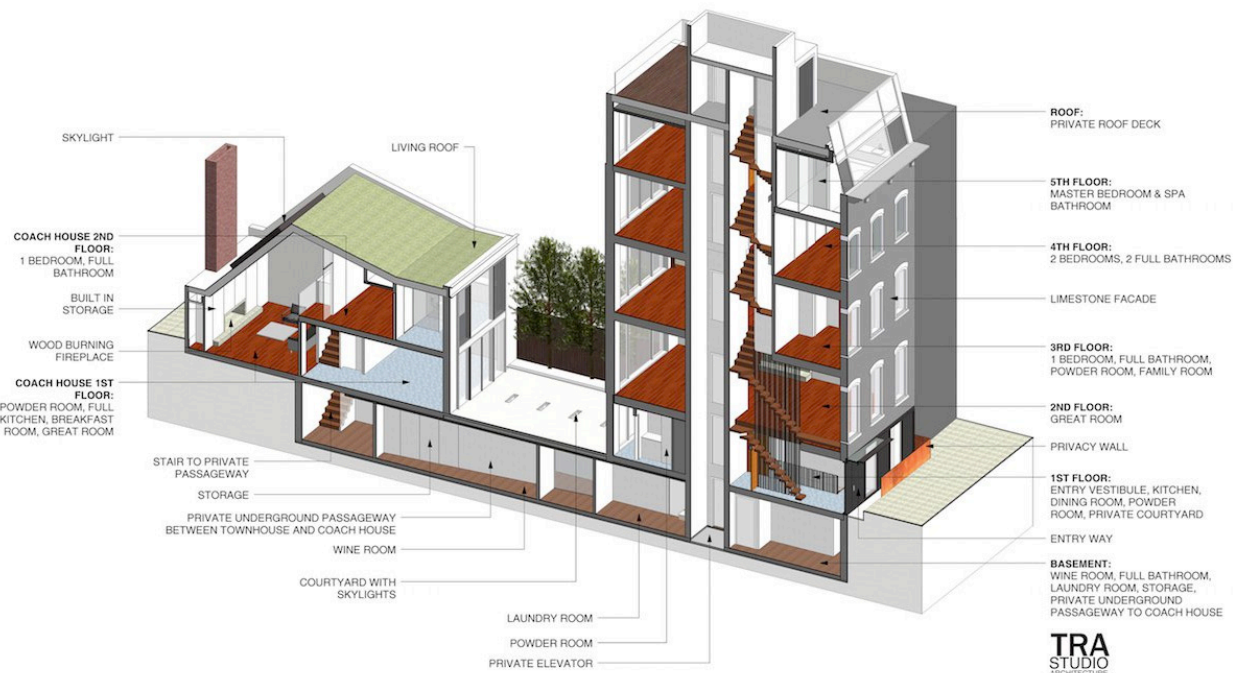
Behind the courtyard of the townhome sits a rare, attached 1,200+ square foot carriage house. The lower level of the carriage house features an open-concept Poliform kitchen and dining area that opens into the courtyard as well as a powder room, light filled double-height great room with custom closets, 12 ft. x 12 ft. skylight and a wood-burning fireplace. The upper level contains a huge bedroom with an immense ensuite spa bathroom. The carriage house offers amazing lifestyle flexibility for different uses, such as guest accommodations, hobby house, artist/writer studio, work from home business center, yoga studio, fitness center, or it can be utilized as a separate full functioning 1-bedroom apartment.



FLOOR PLAN & DIAGRAM



REBUILT SINGLE FAMILY TOWNHOUSE WITH RARE COACH HOUSE



HOW TO PARTICIPATE

1. Access Due Diligence to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit [prusa.com](#).

2. Tour the Property by Appointment Only. Please email info@prusa.com to schedule a tour on:

- Sunday, April 30
- Thursday, May 11
- Sunday, May 21

For a virtual tour of the property, click [HERE](#).

3. Submit Bid Now Through Bid Deadline: 4pm EST on Wednesday, June 14 Submit a bid anytime between now and the Bid Deadline by clicking [here](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

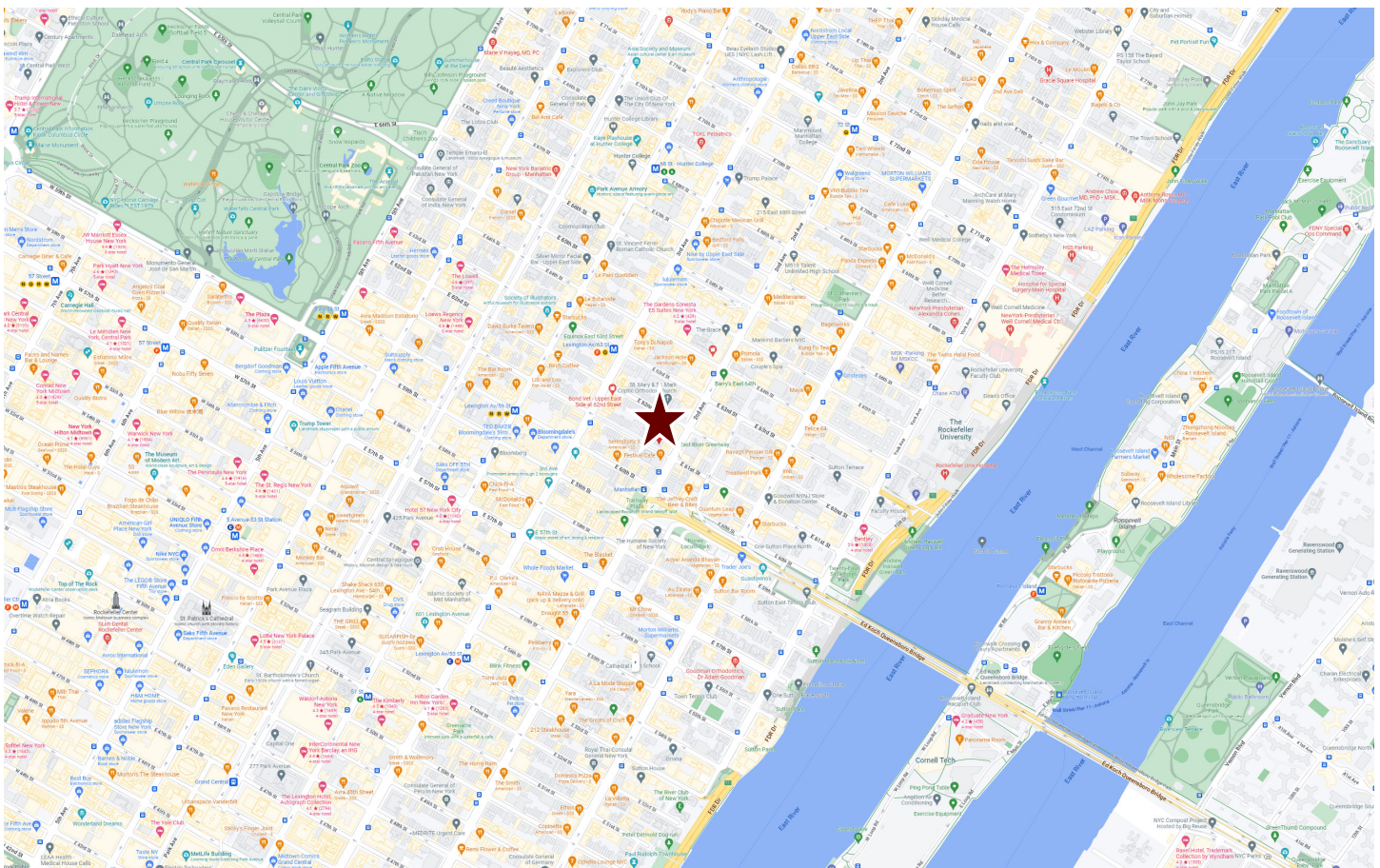
3% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid. Broker participation invited.

THE AREA

Tap the map to explore the neighborhood in Google Maps.



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The listing broker for the property is Jaime Richichi (unique ID number 10301221974) with Compass (851 Madison Avenue, 2nd Floor, New York, NY 10021). 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 or Minimum 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 payable by purchaser. 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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