

AUCTION

Bid by October 26

Previously \$1,975,000

Reserve \$1,450,000

SUTTON/BEEKMAN DUPLEX
444 East 52nd Street, #1A/2A
New York, NY



Luxury Property Auctions
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Listing Agent
Diane Silberstein



PROPERTY OVERVIEW

This spacious 3-bedroom, 3.5-bathroom private duplex maisonette is tucked away on a riverfront cul-de-sac overlooking Manhattan's East River in the prestigious Sutton/Beekman neighborhood. With all the convenience and security of a 24-hour doorman and fully staffed building, this 2,300 sq. ft. (approx.) pre-war apartment includes 9-foot beamed ceilings, moldings and hardwood floors throughout as well as many custom built-ins and excellent closet space. Oversized windows allow for wonderful light and this gracious two-level home has its own private first floor entrance directly from 52nd Street or entry from the main building's entrance by elevator to the second floor.

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TOWNHOUSE LIVING WITH ALL THE AMENITIES OF A FULL-SERVICE BUILDING

The gracious entry gallery leads to the dining room/library/den, a welcoming place for gathering, relaxing and entertaining. A pantry leads to a spacious windowed kitchen with double ovens, plenty of storage, and a washer/dryer. There's a bedroom/office with ensuite full bathroom on this floor and a windowed half bath off the gallery.

From the gallery, a sweeping, curved, staircase leads to the upper level's grand scaled living room with decorative fireplace, beautiful casement windows and partial views to the East River.

Down the hall you'll find the primary, with river views and second bedrooms. The generously sized primary bedroom features a wall of custom closets, an ensuite full bathroom, plus access to a second full bathroom, shared with the second bedroom.



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PROPERTY DESCRIPTION

B/B/L	Manhattan/1363/27
Type	Pre-war coop
Size	2,300 sq. ft. (approx.)
Rooms	7
Bedrooms	3
Bathrooms	3.5
Maintenance	\$6,057/month

PROPERTY FEATURES

- Beamed ceilings
- Den/office
- Dining room
- Dishwasher
- Doorman
- Elevator
- En suite
- Entry/foyer
- Hardwood floors
- High ceilings
- Oversized windows
- Partial river view
- Pet friendly
- Pied-à-terre's allowed
- Plentiful closet space
- Prewar detail
- Through-wall A/C
- Washer/dryer
- Window A/C



BUILDING DESCRIPTION

444 East 52nd Street is a building with a wonderful history. Designed by DePace & Juster and built in 1929, the building is a blend of Tudor and Gothic styles, is 11 stories tall and contains 51 units. Nestled in a sought-after private cul-de-sac in one of Manhattan's most prestigious neighborhoods, the full-service building is capped with three stone thunderbirds overlooking the FDR Drive and the East River. Notable residents over the years include poet Dorothy Parker, actress Lillian Gish, Henry Luce, publisher of Time, Fortune and Life magazines and his wife, writer, politician and U.S. ambassador, Clare Boothe Luce.



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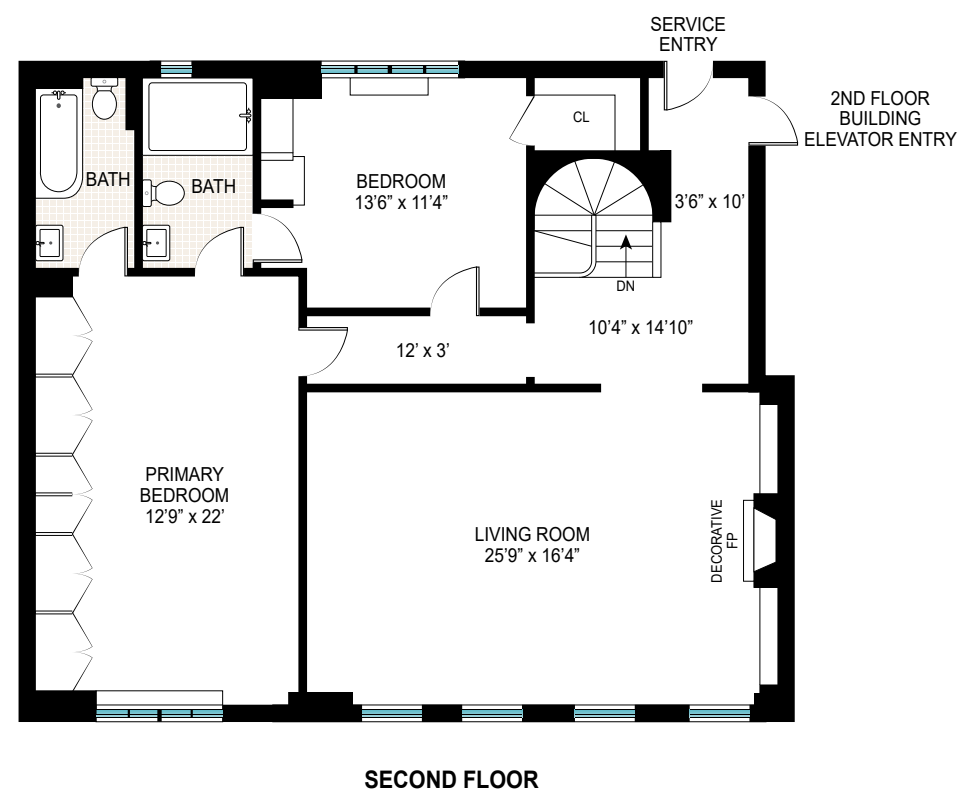
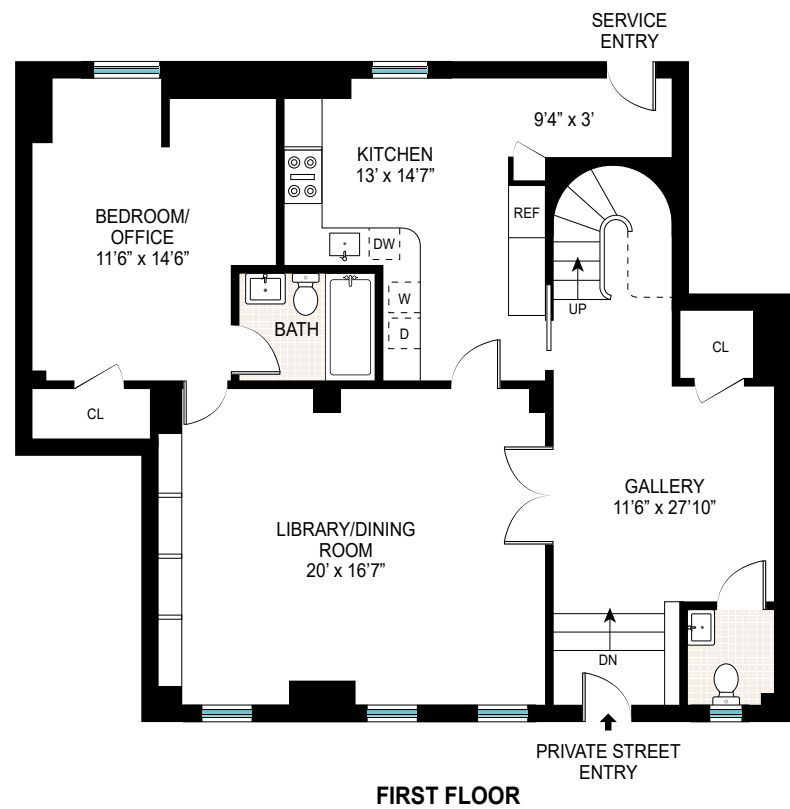
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FLOOR PLAN

All dimensions are approximate.



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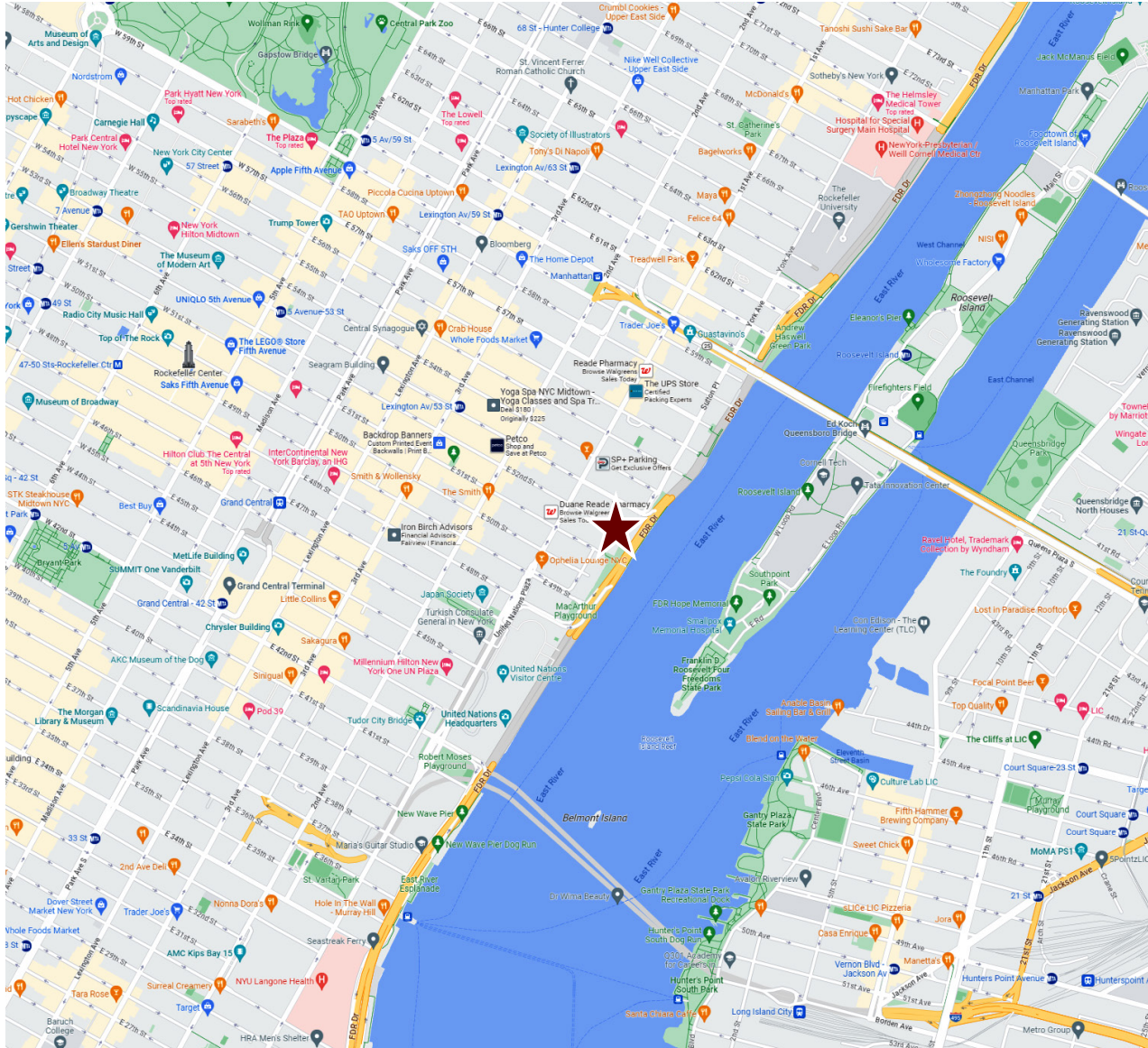
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THE AREA

Tap the map to explore the neighborhood in Google Maps.



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, October 1
- Sunday, October 8
- Sunday, October 15

3. **SUBMIT BID now through Bid Deadline: 4pm EST on Thursday, October 26.** You MUST 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.

MUST SELL

3% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Subject to Coop approval.



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The listing broker for this property is Diane Silberstein (unique ID number 10401296402) with Corcoran [590 Madison Avenue, New York, NY 10022]. 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.





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