



**PARAMOUNT** REALTY  
USA

## **LUXURY PROPERTY AUCTION**

November 2

4-Bedroom Condominium Near Central Park

40 East 61st St, #13AB, New York, NY



Previously \$7,000,000  
Reserve \$4,000,000

 **PARAMOUNT** REALTY USA

Luxury Property Auctions  
212.867.3333  
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**COMPASS**

Listing Agents  
Angela Rapoport

*Some photos contained herein are virtually staged*



## PROPERTY OVERVIEW

This 4-bedroom, 4-bathroom full-floor residence features a gracious layout, open city views and four private terraces. The exceptional 2,600-square-foot property is situated in an intimate full-service condominium just a block-and-a-half from Central Park in one of the city's most desirable enclaves, offering front-row access to Manhattan's best shopping, dining, art and culture.

The property welcomes you with a private elevator hall and a gracious foyer flanked by large closets. Offering an ideal layout for entertaining, the stately entry gallery leads to a 28-foot-long living room where walls of south-facing windows open to a long private terrace. Gleaming hardwood floors, tall, coffered ceilings and recessed lighting underscore the grand proportions. Pocket doors throughout the home allow you to conceal and reveal living spaces and private quarters as desired.

To the right of the gallery, plan lavish gatherings in the large dining room featuring its own north-facing terrace and dramatic open-sky views. An adjacent study with built-ins can easily serve as a fourth bedroom, while the nearby hall provides a guest bath, closet and in-unit washer-dryer. In the windowed kitchen, you'll find abundant white cabinetry, granite counters, stainless steel appliances and a service entrance.

From the entry gallery, access the private bedroom wing, including a sprawling owner's suite with four closets, including two walk-ins, a private balcony and an en suite bathroom. Another well-appointed suite offers its own balcony, walk-in and bathroom. A third bedroom is placed across from a large hall bathroom. Numerous closets throughout the home ensure storage will never be a concern.

ONE OF FOUR  
TERRACES









## PROPERTY DESCRIPTION

<b>B/B/L</b>	Manhattan/1375/1048 & 1049
<b>Type</b>	Condominium
<b>Size</b>	2,600 Sq. Ft. (approx.)
<b>Rooms</b>	7
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Property Taxes</b>	\$4,316/month
<b>Common Charges</b>	\$4,712/month

## PROPERTY HIGHLIGHTS

- 1.5 blocks from Central Park
- 4 terraces
- Full floor
- Expansive city views
- South & North exposures
- 2 en suite primary bedrooms
- 4 Walk-in closets
- Washer/dryer
- Pet friendly



FLOOR PLAN



All dimensions are approximate.



## BUILDING OVERVIEW

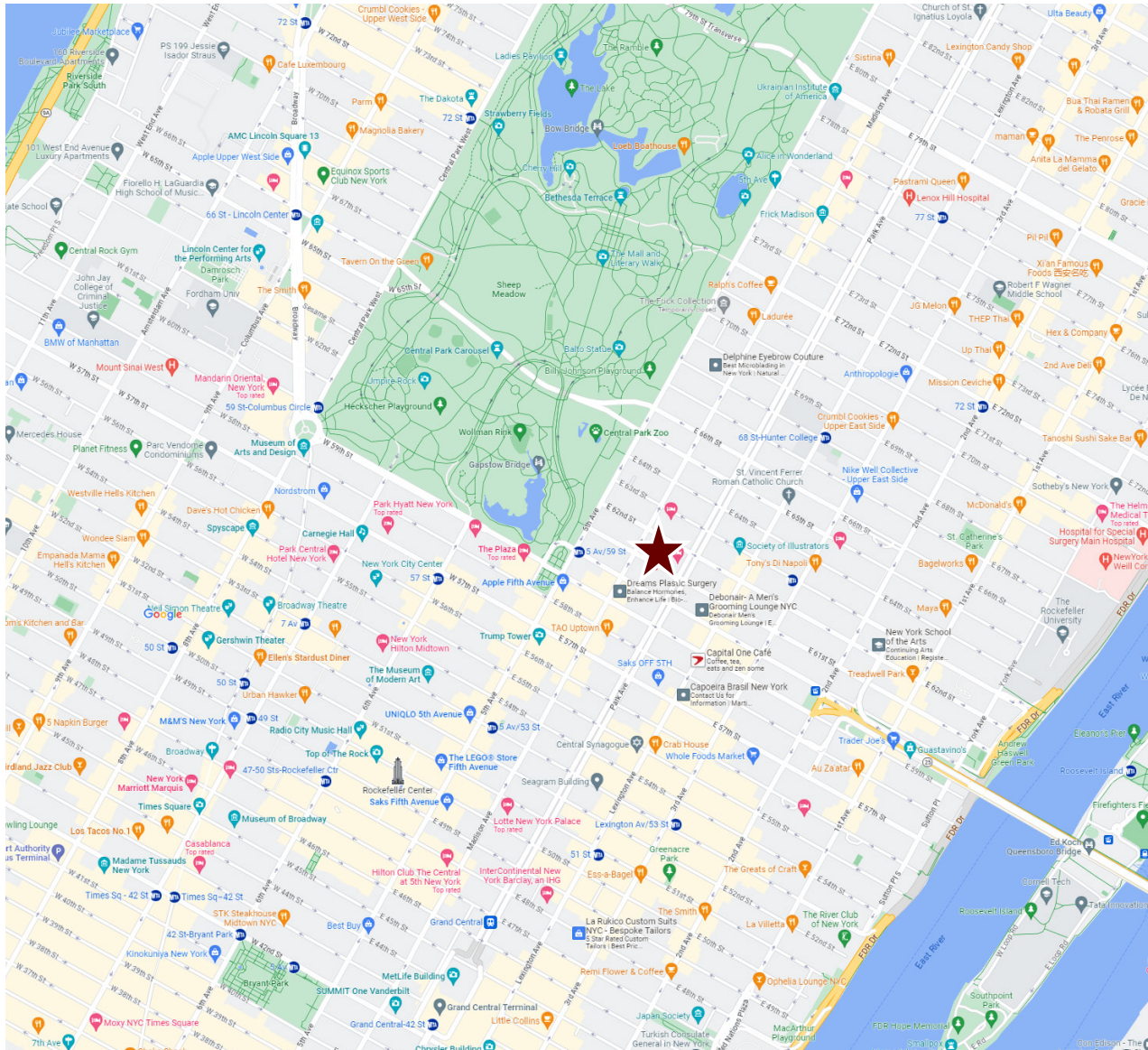
40 East 61st Street is a handsome Art Deco condominium built in 1928 and consists of 36 apartments on 19 floors. Converted to residential use in the 1980s, the pet-friendly boutique building offers a stately marble and gold lobby, a full-time doorman, a live-in superintendent, and laundry facilities. Perfectly situated between Park and Madison, this home invites you to spend the day at iconic Central Park, peruse outstanding Madison Avenue boutiques and dine at world-famous destinations. Easy access to Midtown, the Theater District, Lincoln Center and the U.N. completes this coveted, central district. Transportation is effortless with N/Q/R/W, 4/5/6 and F trains, excellent bus service and CitiBikes all nearby.





## 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](http://prusa.com).
2. **TOUR the property by appointment only.** Please email [info@prusa.com](mailto:info@prusa.com) to schedule a tour on:
  - Thursday, October 12
  - Thursday, October 19
  - Wednesday, October 25
3. **SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, November 2.** 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

4% Buyer's Premium. Property subject to prior sale.  
Submit bid at any time. All bids are encouraged.



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The listing broker for this property is Angela Rapoport (unique ID number 30RA0974966) with Compass (90 Fifth Avenue, 3rd Floor, New York NY 10011). 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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