



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Thursday, December 7

Hamptons Waterfront Home
69 Little Pine Lane, Unit B, East Quogue, NY

Previously \$2,200,000
Reserve \$1,500,000



PARAMOUNT REALTY USA

Luxury Property Auctions
212.867.3333
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COMPASS

Listing Agents
Samantha Bisagni
& Mariana Nunes



OVERVIEW

Set on a quarter acre lot within the Hampton Point Association, this beachfront home boasts panoramic views of the Shinnecock Bay, and its western exposure brings spectacular sunsets from almost anywhere in the house creating the epitome of waterfront living. The main level offers over 2,000 square feet of living space featuring an updated L shaped eat-in kitchen, a vast living room with wood burning fireplace and wall to wall glass sliders bringing the views and bay breeze in. Off the living room, unwind in your private bar or retreat to one of the four bedrooms. The lower level is above grade and boasts an additional 2,000 square feet awaiting your personal touch. Offering carefully crafted spaces with water vistas and natural light, this versatile area presents plenty of opportunity. There is a deck overlooking the water on both levels, 78 feet of bulkhead, a deep-water boat dock as well as private sandy beach access at the end of the street. Embrace the potential to customize the existing design or start from the ground up. Seize the opportunity to secure your seaside getaway.

HIGHLIGHTS

- Waterfront
- Deep water dock
- Private beach access
- Panoramic views
- Includes all contents, unless bidder indicates otherwise
- Abundance of natural light
- Private Driveway
- Deck and patio



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PROPERTY DETAILS

Lot size	0.24 Acres (10,454 square feet)
Garage	No
Waterfront	Yes – Shinnecock Bay
Shoreline	78 feet (approx.)
Property Taxes	\$15,422/annual
HOA Fees	\$150/month

HOME DETAILS

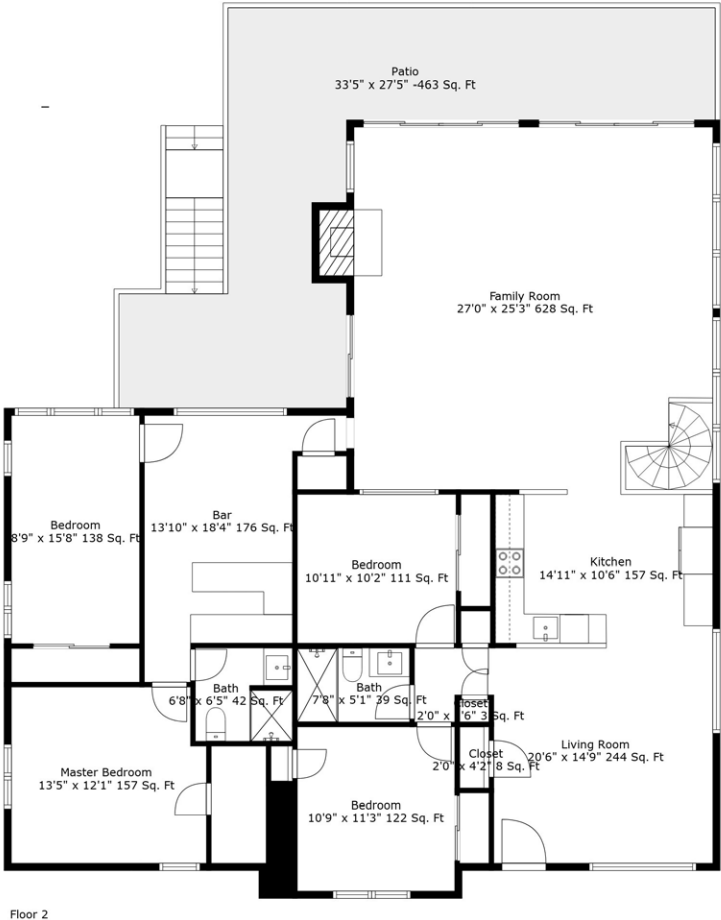
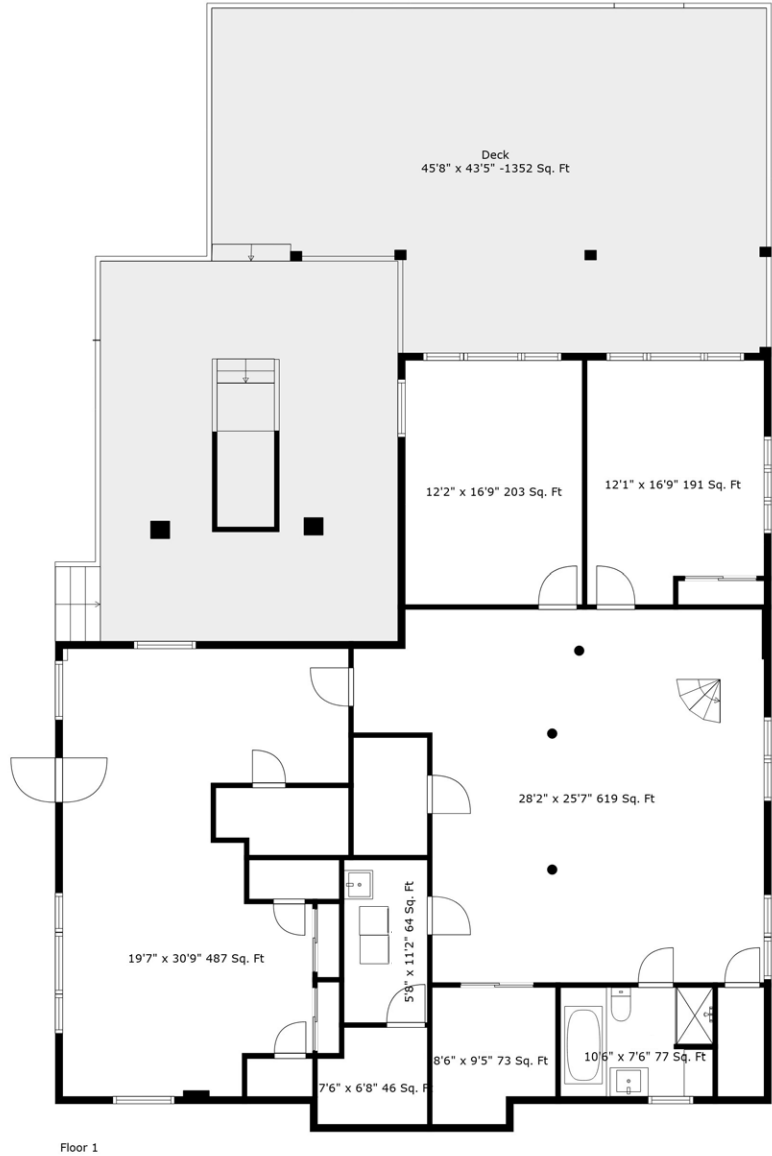
Year Built	1991
Size	Approx. 2,108 square feet
Lower Level	Additional approx. 2,108 square feet
Total Rooms	15
Bedrooms	4
Bathrooms	2
Basement	Finished, walk-out
Attic	None
Fireplaces	1
Heat	Oil, forced air
Air Conditioning	Central Air
Water Source	Municipal
Sewer	Septic
Construction Materials	Masonry/stucco
Architectural Style	Mediterranean



MAIN LEVEL



FLOOR PLAN

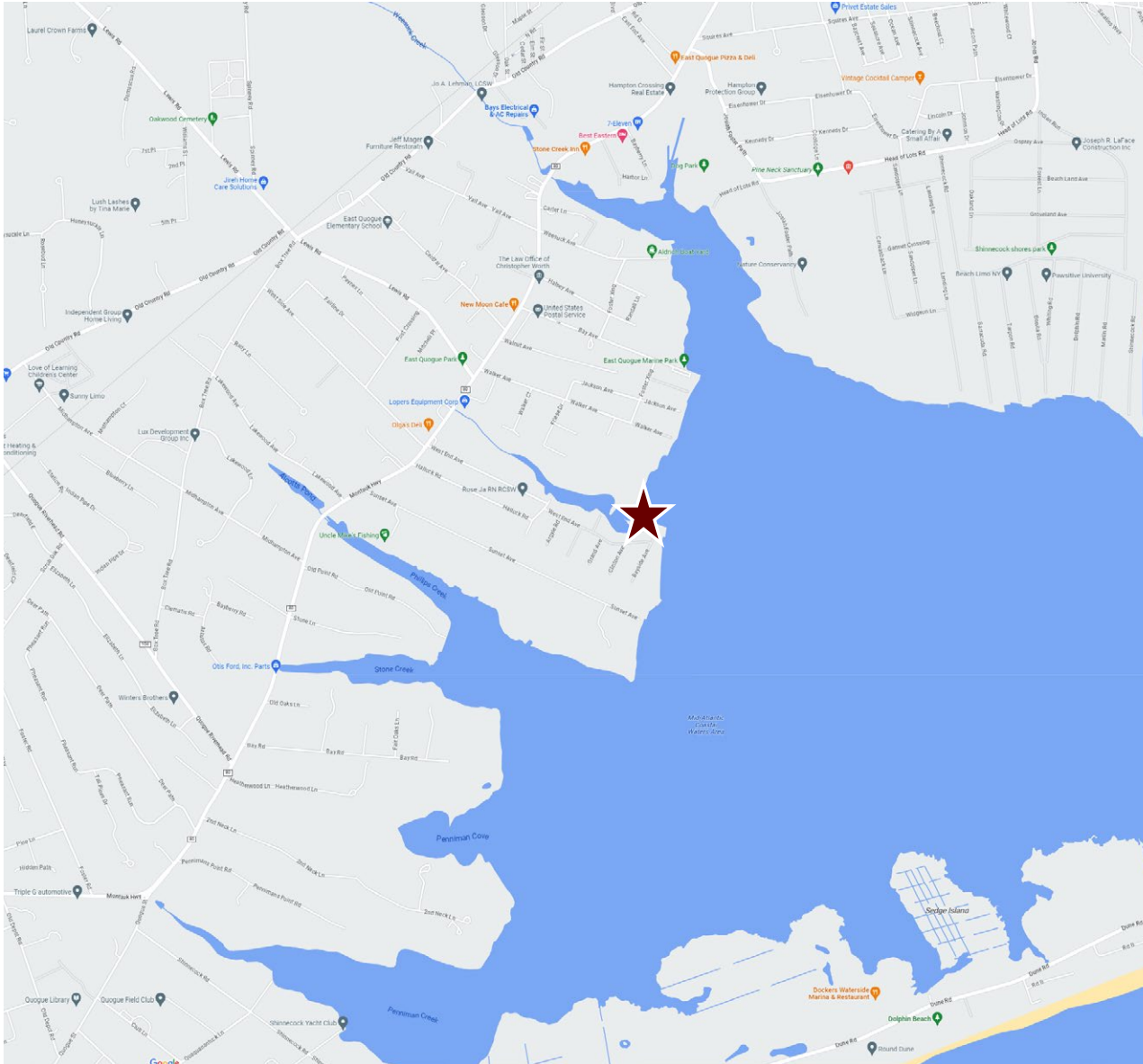


LOWER LEVEL



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:
 - Saturday, October 28
 - Saturday, November 18
 - Thursday, November 30
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, December 7.** 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

5% 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.



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The listing broker for the property is Mariana Nunes (unique ID number 10401322690) with Compass (145 Main St, Westhampton Beach, NY 11978). 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. No representation is made regarding legality, conformity, or compliance with applicable laws/codes as to the property or any part or improvement thereof. 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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