



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Thursday, January 25

Mid-Century Modern Manor

884 Street Road

New Hope, PA 18938

Previously \$3,600,000

Reserve \$2,400,000



Luxury Property Auctions
212.867.3333
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COMPASS

Listing Agent
Inayah Hart



OVERVIEW

Surrounded by lush greenery on an expansive 1.4-acre lot, this 4,256 square foot (approx.) manor captivates all with its incredible views, remote privacy, and impeccable details throughout. This Jules Gregory-designed mid-century modern home features 3 bedrooms, 4 bathrooms and stands out for its uniqueness, lineage, and craftsmanship. The brick and glass, which bears more than a passing similarity to the Swiss Miss A-frame homes of Palm Springs, is a groundbreaking design for the region. This home underwent a careful expansion and renovation in 2020 that transformed it into a luxurious chalet-style house that embodies their philosophy of clean, crisp, comfortable modernity. It is wrapped in glass and overlooks hundreds of acres of preserved Buckingham Township farmland. Located in Bucks County, PA less than 10 minutes from Main Street in New Hope, this beautiful custom-built contemporary-style residence exceeds all expectations.

DESCRIPTION

Lot size	1.42 acres (62,029 sq. ft.)
Garage	3-car attached, climate controlled
Pool	60,000 gallon, heated in-ground
Year Built	1958
Year Renovated	2020
Size	4,356 sq. ft. (approx.)
Total Rooms	11
Bedrooms	3
Bathrooms	4
Basement	Partially finished
Heat	Central, forced air, radiant (4 zones)
Air Conditioning	Central
Water Source	Private, well
Sewer	Septic
Construction Materials	Masonry
Property Taxes	\$8,876/year

HIGHLIGHTS

- In-ground pool
- Incredible countryside views
- Abundance of natural light
- Cathedral ceilings
- Open floor plan
- 2 private guest rooms with en suite bathrooms
- White oak hardwood floors
- 9 skylights
- 2 fireplaces
- Gourmet kitchen
- Bosch & Sub-Zero appliances
- Sparkling quartz countertops
- Deck with outdoor kitchen bar
- Built-in bonfire pit
- 2 electric charging stations



The interior of this home is strikingly white and has white oak hardwood floors with glossy black finish surrounded by a wall of glass. The interior has been complemented with recently added multi-color accents that showcase the versatility of the black and white theme. Under a vaulted ceiling with a wall of glass and those alluring vistas, the original heart of the home has an open floor plan with zones denoted by seating places, a fireplace, lighting, and a wet bar accented with bespoke cabinets. The family room, connected to the kitchen, is a well-designed space adorned with an abundance of natural light, intimate seating, a rustic fireplace, built-in bookshelves, and an office space featuring desks custom-made for this home.

The kitchen is found at the center of the home, equipped with a 16-foot island, a plethora of custom wooden cabinetry, two Bosch dishwashers, two Sub-Zero refrigerators and freezers, a polished stainless steel ventilation hood, and sparkling quartz countertops finished with beautiful waterfall edges. All rooms enjoy access to a rear patio, keeping with one of the critical tenets of mid-century modernism. Nestled in the rear of the home are two private guest rooms with en suite bathrooms, walk-in closets, and ample closet space. Both private guest suite's bathrooms are masterfully constructed of quartz and marble.

The backyard truly encompasses the feeling of your own private resort featuring a refreshing 60,000-gallon heated pool, a custom wooden deck with a swanky outdoor kitchen bar, a built-in bonfire, yards of rolling green grass, and exquisite views of the mature verdure in the distance.

A whole-house generator that will carry electricity for weeks and the 2+ car garage has extra storage, a refrigerator and temperature-controlled heating and cooling. The luxury laundry room also has a refrigerator and the whole-house audio system extends outside to the front and back of the house, perfect for entertaining guests.







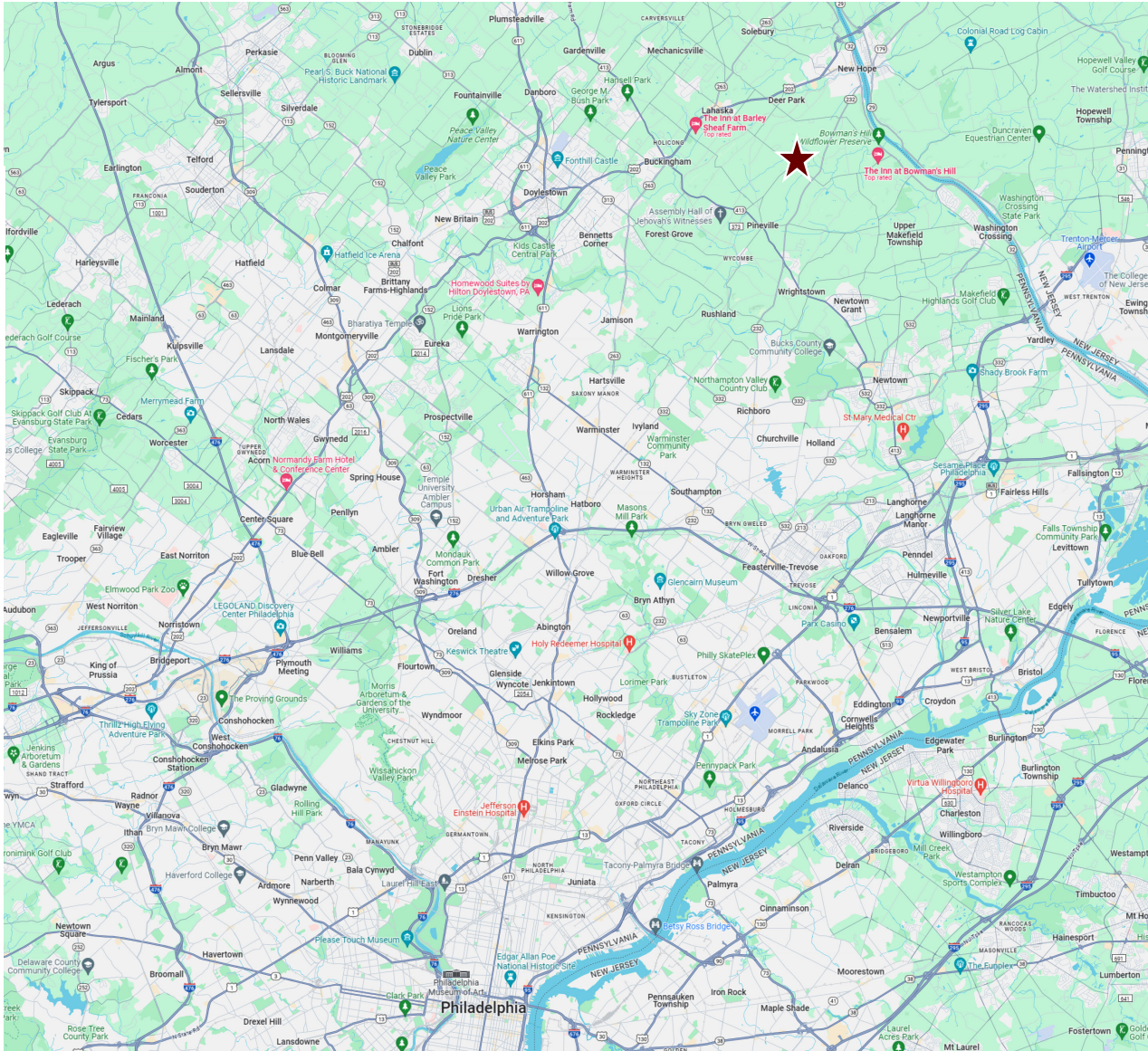




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THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

1. ACCESS Due Diligence Information

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.

- Saturday, December 16
- Saturday, January 13
- Wednesday, January 17

3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, January 25.

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 Inayah Hart (unique ID number RS306041) with Compass (1430 Walnut St 3rd FL, Philadelphia, PA 19102). 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 inaccuracies, 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.





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