



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Thursday, June 6

Saltaire Sensation on Fire Island
208 Atlantic Walk, Saltaire, NY 11706

Appraised at \$1,800,000
Reserve \$1,200,000



Luxury Property Auctions
212.867.3333
prusa.com



Listing Agents
Robert Kuhar &
Tomeka Brown



PROPERTY OVERVIEW

Presenting a recently renovated home in the picturesque locale of Saltaire on Fire Island, exquisitely designed to accommodate your personalized preferences. Conveniently positioned, this property is only a block and a half away from both the ferry and the ocean, providing an unparalleled coastal living experience.

The interior boasts 4 bedrooms, 2 bathrooms, and a state-of-the-art stainless steel kitchen, where culinary enthusiasts can indulge their passion for cooking. An expansive open living room offers an inviting space for relaxation and entertainment, catering to your utmost comfort and leisure. A distinctive feature of this property on the 2nd floor is the private "Sky Room", a den affording residents an exclusive retreat with versatility of use. The property consists of 7 lots located on Atlantic Walk and Beach Walk.

Delving into the historical context, Saltaire owes its origins to the forward-thinking Fire Island Beach Development Company, which laid the foundation for this enchanting community. Seven years later, the proactive collaboration of its residents led to the establishment of an incorporated Village. This well-appointed residence promises not only a harmonious blend of modern amenities and historical significance but also an opportunity to create cherished memories in one of Saltaire's most coveted locations.



PROPERTY DESCRIPTION

Lot Size	12,000 sq. ft. (approx.)
No. of Lots	7
Size	2,399 sq. ft. (approx.)
Bedrooms	4
Bathrooms	2
Cooling	Window Units
Water	Municipal
Sewer	Cesspool
Property Taxes	\$8,500 (approx.)

PROPERTY HIGHLIGHTS

- Stainless steel kitchen
- 650-square-foot deck
- Sky Room: Indoor telescope observation area on 2nd floor
- Outdoor shower
- 1.5 blocks from ferry, ocean and bay
- Saltaire features its own recreational facilities, playground, parks, tennis, yacht club (membership required) & marina

LOCATION

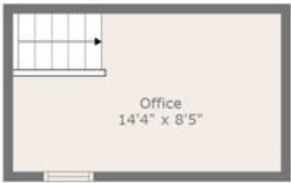
Saltaire provides residents with a tranquil escape while remaining conveniently close to the lively atmosphere and amenities of its neighboring communities of Kismet and Fair Harbor. From fine dining to shopping and entertainment, residents can enjoy the best of both worlds without compromising on the serene environment of Saltaire.



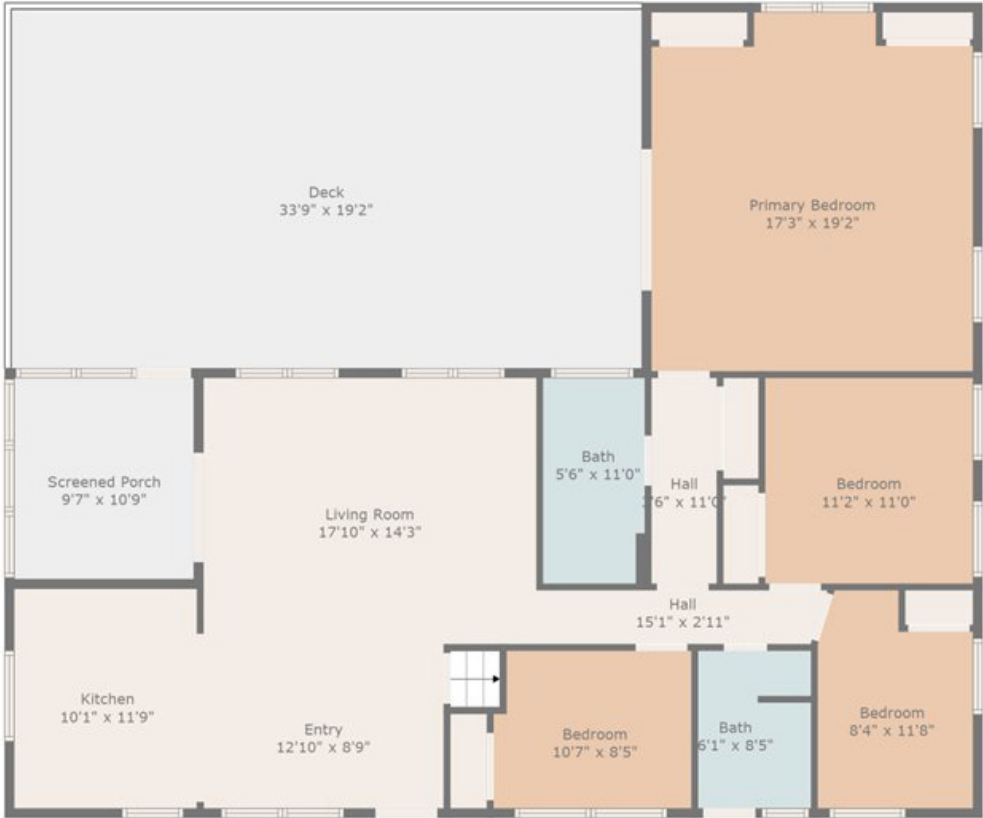




FLOOR PLAN



Floor 2

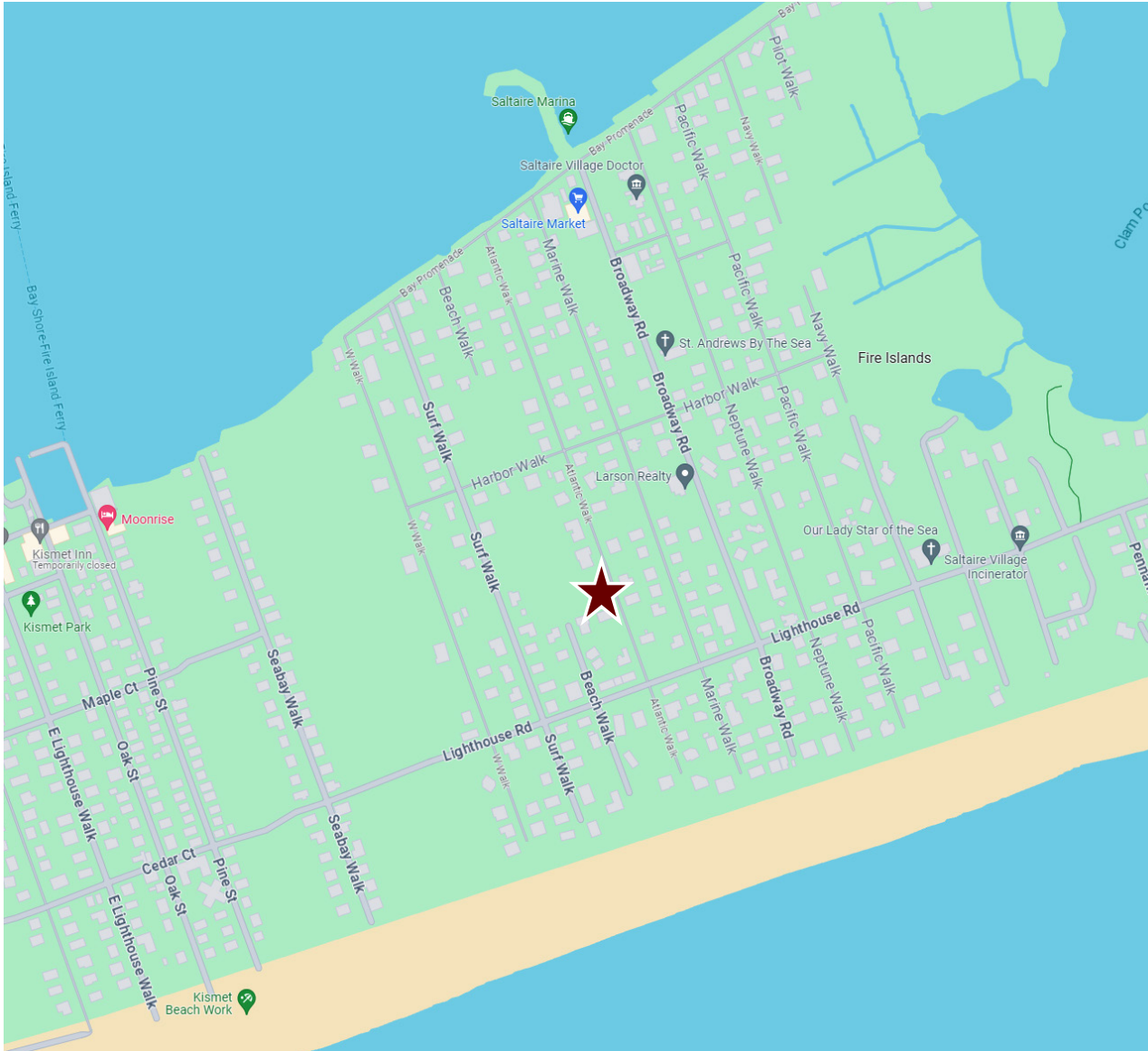


Floor 1

All dimensions are approximate.

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, April 27
 - Saturday, May 11
 - Saturday, May 25
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, June 6.** 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 brokers for this property are Robert Kuhar and Tomeka Brown (unique ID numbers 30KU0918656 & 10401352474) with Douglas Elliman (575 Madison Ave, 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





LUXURY PROPERTY AUCTIONS

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