



AUCTION

Sunday, September 18



PARAMOUNT REALTY
USA

**3 Beech Hill Road
Lloyd Harbor, New York**

Last Sold for \$1,995,000, Suggested Opening Bid Just \$899,000













Manor Style Home on 2 Lush Acres in Prestigious Lloyd Harbor

Last Sold for \$1,995,000

SUGGESTED OPENING BID JUST \$899,000

*T*his French manor style home with traditional layout was inspired by a 19th century home in Southern France. The property features approximately 2 acres of estate living in the prestigious village of Lloyd Harbor, winter water views and a 6 bedroom, 5.5 bath impressive home. Renovated in 2001 by architects Hoffman & Greyson, the home spans 4 levels of living space.



Do not miss this once in lifetime opportunity to name your price on this magnificent property!

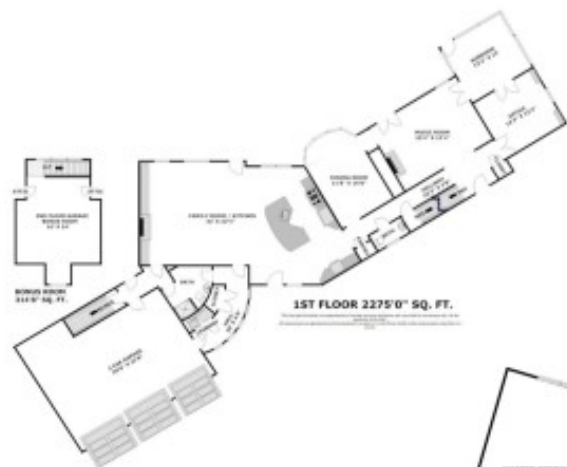
Residence Information & Amenities:

- Lot size: 92,347 sq ft
- Style: colonial
- Full bathrooms: 5
- Fireplaces: 2
- 3 car garage
- Taxes: approx. \$32,700
- Year built: approx. 1952
- Bedrooms: 6
- Half Bathrooms: 1
- Central air conditioning
- Patio, deck









3RD FLOOR 358'4" SQ. FT.

This floor plan is an approximation of existing structure and features and is provided for information only. It is not a guarantee of the actual dimensions of the property. All measurements are approximate and not guaranteed to be exact in any way. Buyer should conduct measurements using their own tools.



BASEMENT 1628'10" SQ. FT.

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To Participate in Auction:

1. Purchase Due Diligence Information

Visit prusa.com to purchase access to Due Diligence Information, which includes a copy of the purchase and sale agreement, terms of sale, photographs, and additional information.

2. Attend Open Houses

Visit prusa.com for open house schedule.

3. Attend Auction with Requisite Check

In order to bid at the auction, bidders must bring a bank or certified check in the amount of \$90,000 made payable to the bidder him/herself individually (no corporate or entity names).

**AUCTION: Sunday, September 18 at
The Inn at Fox Hollow**

7755 Jericho Turnpike

Woodbury, New York 11797

Registration 1 pm, Auction 2 pm

5% Buyer's Premium • Broker Participation Invited



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