



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!

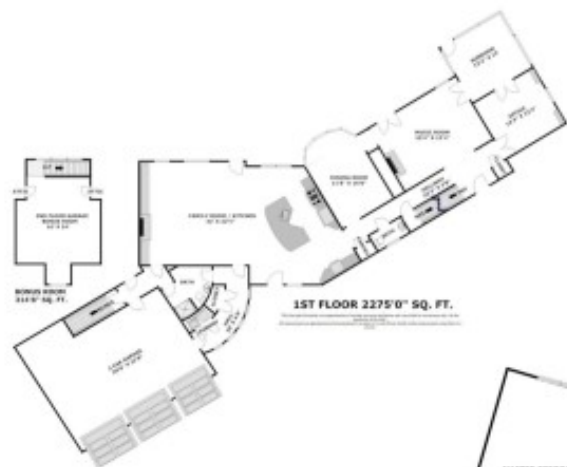
Residence Information & Amenities:

- 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 illustration is an approximation of existing structures and features and is provided for information only. It is not intended to be used for construction purposes. All measurements are approximations and not guaranteed to be exact in any way. Buyer should conduct measurements using their own tools.



This floor plan illustration is an approximation of existing structures and features and is provided for information only. It is not intended to be used for construction purposes. All measurements are approximations and not guaranteed to be exact in any way. Buyer should conduct measurements using their own tools.









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



PARAMOUNT REALTY
USA

516.280.8280 • www.prusa.com

PRUSA LLC, seller and their respective agents specifically disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property, all of which is subject to the examination and validation of any party reviewing and/or relying on it. All references to square footage and dimensions are approximate. This offering is subject to prior sale and may be withdrawn, modified or cancelled without notice at any time. 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.

