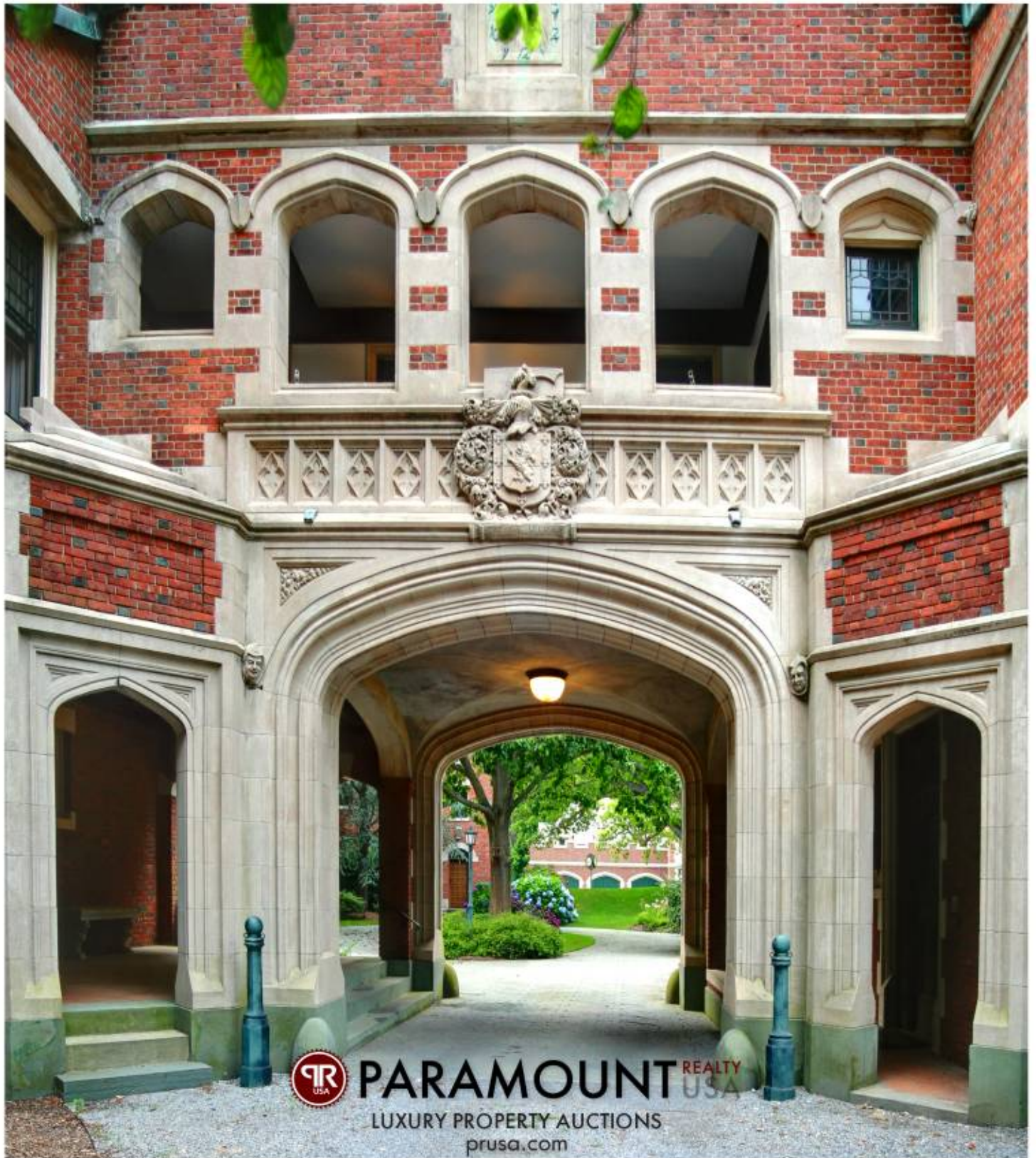


THE LUXURY EVENT

GOLD COAST LONG ISLAND - JUNE 14, 2017

An Exclusive Event for a Curated Collection of Exquisite Homes



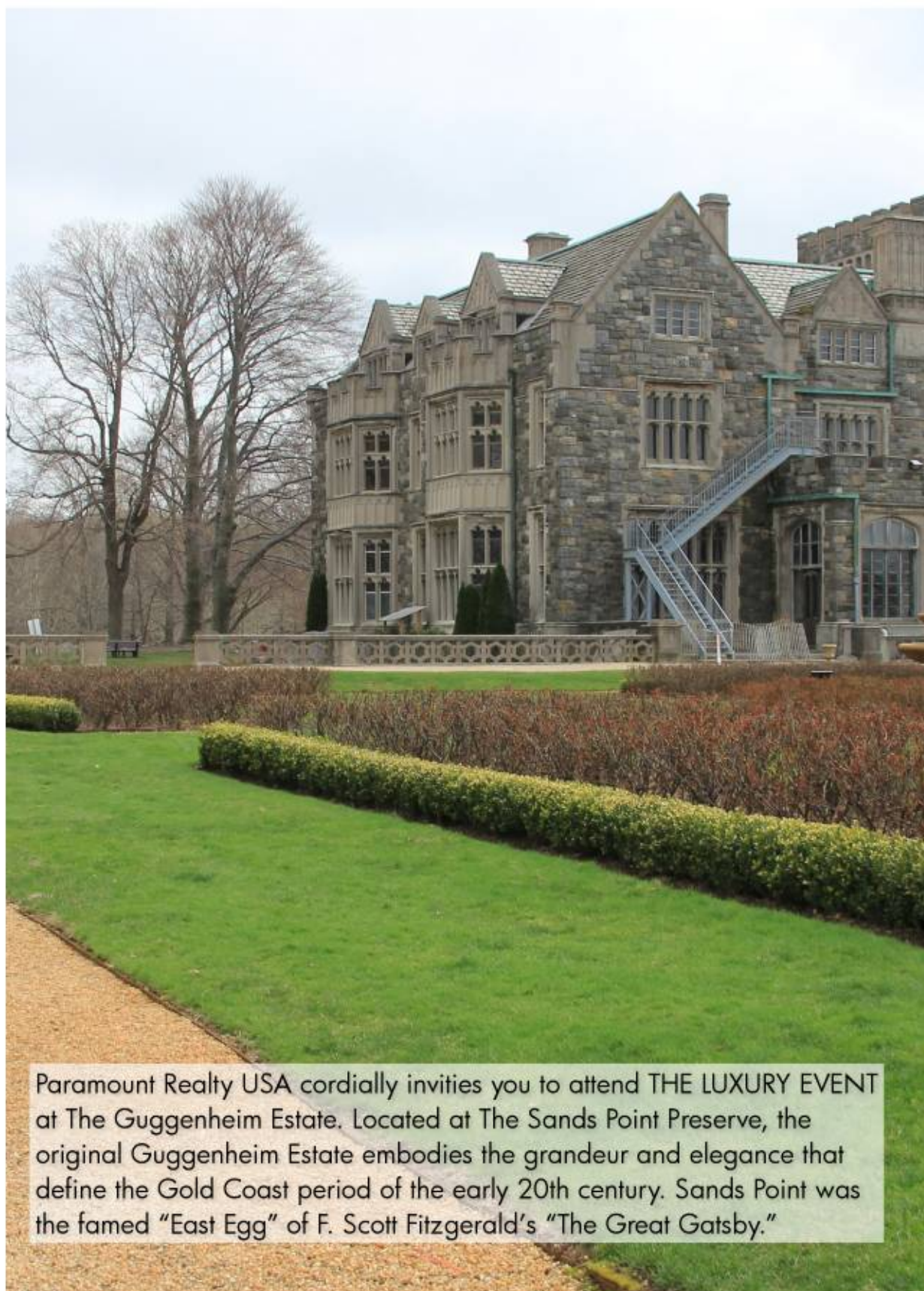
PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTIONS

prusa.com

AUCTION
JUNE 14, 2017

AT THE GUGGENHEIM ESTATE
SANDS POINT, NEW YORK



Paramount Realty USA cordially invites you to attend THE LUXURY EVENT at The Guggenheim Estate. Located at The Sands Point Preserve, the original Guggenheim Estate embodies the grandeur and elegance that define the Gold Coast period of the early 20th century. Sands Point was the famed "East Egg" of F. Scott Fitzgerald's "The Great Gatsby."



*F*or centuries, the great auction houses have sold luxury art, antiques, automobiles, jewelry and collectibles by auction. It is with great pleasure that we add luxury homes to that list.

Auctions are appropriate for luxury homes because they, like art, are special and because they include intangible value that goes beyond the physical characteristics of the property. One cannot accurately determine the value of such items merely by comparing them to other properties, most of which are often incomparable. Instead, value is properly determined by the buyer. As William Shakespeare wrote circa 1594 in *Love's Labour's Lost*, "Beauty is bought by judgment of the eye." We agree—beauty truly is in the eye of the beholder.

Thus, we cordially invite you to THE LUXURY EVENT, where we will be selling by auction a curated collection of exquisite homes in some of the most exclusive communities of Long Island. This rare luxury home auction will take place at the prestigious Guggenheim Estate at the Sands Point Preserve on Wednesday, June 14 at 6:00 pm.

This catalogue features the highlights of the exceptional properties we will be offering with reserve, as well as the requirements for your participation. Please review and visit prusa.com to access more substantive due diligence information, including title reports, property surveys, copies of property-specific purchase and sales agreements, and additional information, which we have collected for informational purposes only.

We are confident you will enjoy perusing this catalogue as much as we enjoyed assembling it for you. We look forward to your participation and wish you good luck!

Misha Haghani, Esq.
Principal
Paramount Realty USA

About Paramount Realty USA

Based in New York, Paramount Realty USA is a specialty firm that couples highly-customized marketing programs with auction strategies to generate market value for clients on a timely basis. The team has 50 years of real estate auction experience, having marketed, sold or advised on well over \$2 billion of real estate and mezzanine interests throughout North America by auction. The firm has sold a broad range of residential and commercial property for luxury owners, developers, lenders, private equity firms, government agencies, family offices and other owners of real estate. For more information, visit prusa.com.



THE LUXURY EVENT

GOLD COAST LONG ISLAND

JUNE 14, 2017

BROKER PARTICIPATION INVITED



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HOW TO PARTICIPATE

STEP 1 – REVIEW THIS CATALOGUE

This catalogue provides basic information about all of the properties scheduled to be offered at auction.

STEP 2 – PURCHASE DUE DILIGENCE

For additional information, purchase Due Diligence Information at prusa.com, which is **required** in order to participate at auction. Due Diligence Information includes home inspections, surveys, photographs, title reports, copies of property-specific purchase and sale agreements, the terms of sale and other significant property and auction information.

STEP 3 – ATTEND PREVIEWS

Each property will be available for preview on 3 occasions. For dates and times, please see Preview Schedule, available in this Catalogue, in the Due Diligence Information, and at prusa.com.

STEP 4 – ATTEND AUCTION

ATTEND AUCTION WITH CERTIFIED OR BANK CHECK

See each property description herein for required check amount.

The auction will take place on June 14, 2017 at

The Guggenheim Estate at the Sands Point Preserve

127 Middle Neck Road

Sands Point, New York 11050

6pm Registration and Hors D'oeuvres

7pm Bidding

5% Buyer's Premium



PREVIEW SCHEDULE

Historic 10+ Acre Waterfront Estate
31 Fort Hill Drive
Lloyd Harbor

Sunday, May 21 from 12-3pm
Tuesday, May 23 from 5-8pm
Sunday, June 4 from 2-5pm

Spectacular French Chateau
3 Saddle Ridge Road
Old Westbury

Sunday, May 21 from 12-3pm
Tuesday, May 23 from 5-8pm
Sunday, June 4 from 2-5pm

Architectural Masterpiece
1 Carriage Drive
Old Westbury

Sunday, May 21 from 2-5pm
Wednesday, May 24 from 5-8pm
Sunday, June 4 from 12-3pm

Restored Victorian Colonial
720 Motts Cove Road North
Roslyn Harbor

Sunday, May 21 from 12-3pm
Tuesday, May 23 from 5-8pm
Sunday, June 4 from 2-5pm

Quintessential Georgian Colonial
3 Orchard Lane
Old Westbury

Sunday, May 21 from 2-5pm
Wednesday, May 24 from 5-8pm
Sunday, June 4 from 12-3pm

Exquisite Brick Colonial
3C Foxwood Road, Kings Point
Kings Point

Sunday, May 21 from 2-5pm
Wednesday, May 24 from 5-8pm
Sunday, June 4 from 12-3pm

Lot 1: 31 Fort Hill Drive, Lloyd Harbor



Previously Listed as High as \$24,000,000

Suggested Opening Bid \$5,750,000

Amenities

- 19 bedrooms, 10 full, 4 half baths
- Circa 1910, 37 rooms, full basement
- 10 acres with 3 acre award-winning garden
- 1,800 feet beachfront with deep-water dock
- 16-car garage with 2 guest apartments, office
- Restored with new heating, plumbing, electric, and state-of-the-art amenities
- 6-zone oil central heat; central air conditioning
- 8 fireplaces
- Indoor squash court
- Covered porches; bluestone patio



Listing Agent

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How to Participate

- 1 **Purchase Due Diligence Information**
Includes Title Report, Survey, Purchase & Sale Agreement, Photos and more. Purchase at prusa.com.
- 2 **Attend Previews**
Sunday, May 21 • 12pm-3pm
Tuesday, May 23 • 5pm-8pm
Sunday, June 4 • 2pm-5pm
- 3 **Submit Pre-Auction Bid by Friday, June 9**
To bid on this property at the June 14 Auction, you must submit a written offer by 5pm on Friday, June 9. See Due Diligence Information for details.
- 4 **Attend Auction with Certified Funds**
\$575,000 Certified Check Required to Participate.

Lot 1: 31 Fort Hill Drive, Lloyd Harbor

*S*tanding majestically on a bluff overlooking the cerulean waters of Long Island Sound, Cold Spring Harbor and Oyster Bay, this 10-acre estate's story began long before the Revolutionary War and has seen everything from English soldiers repelling rebels to celebrity guests enjoying a gala ball. High on a bluff overlooking the water with endless walkways, award-winning gardens, and a lighted staircase descending to 1,800 feet of beach and a 160-foot deep-water dock, this magnificent 37-room, 1904 brick Tudor has been lovingly and impeccably restored to its former glory by the present owners sparing no expense and skipping no detail. Completely updated with all new heating, air conditioning, electric and plumbing, the residence offers every creature comfort so sought after today while displaying all the charm and exquisitely crafted architectural detailing of the original design.



Lot 1: 31 Fort Hill Drive, Lloyd Harbor



High coffered ceilings, linenfold paneling, inlaid floors and intricate millwork combine with breathtaking vistas of sunsets across the Sound and enthralling strolls through enchanting gardens creating an unforgettable setting for romance, relaxation and entertaining on a level of regal proportions.



Lot 1: 31 Fort Hill Drive, Lloyd Harbor



Lot 2: 3 Saddle Ridge Road, Old Westbury



Previously Listed as High as \$8,900,000

Suggested Opening Bid \$2,800,000

Amenities

- Approx 3.76-acres
- Attached garage
- Sports court
- Outdoor kitchen
- Hardwood floors
- Heated, inground Gunite pool
- Large brick patio, front porch
- 8-zone heat & central air
- Full finished basement: wine cellar, sauna, home theater
- Huge kitchen with high-end appliances
- 6 beds, 7.5 baths
- Har-Tru tennis court
- Inground sprinklers
- 3 romantic fireplaces



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- 2 Attend Previews**
Sunday, May 21 • 12pm-3pm
Tuesday, May 23 • 5pm-8pm
Sunday, June 4 • 2pm-5pm
- 3 Attend Auction with Certified Funds**
\$280,000 Certified Check Required to Participate.

Wednesday, June 14 at 6pm
The Sands Point Preserve
127 Middle Neck Road
Sands Point, New York 11050

Lot 2: 3 Saddle Ridge Road, Old Westbury



Secluded on about four magnificent acres in an area of equally sized estates, this extraordinary stone and stucco mansion creates a storybook setting for luxury “Gold Coast” living. Approached by a curved bluestone drive and generous courtyard, the home radiates an “Old World” sense of enchantment with its steeply pitched shake roof, Cotswold-like stone chimney, and picture book formal plantings. Every inch of its property delights the eye with meandering emerald lawns, a perimeter of lush trees, and an endless display of specimen plantings providing an ever-changing panoply of color.

Lot 2: 3 Saddle Ridge Road, Old Westbury



Lot 2: 3 Saddle Ridge Road, Old Westbury



From a spacious brick patio with outdoor kitchen, stepping stones and steps wend their way to a magical heated inground pool with spa and stone surround. More stepping stones lead along a shady path to a secluded HarTru tennis court and pergola. On the side lawn a basketball court provides a perfect spot for team sport.



Located in the community of Old Westbury, known for its rolling hillsides and grand estates, this special home is within a comfortable drive to outstanding shopping and dining experiences, golf, equestrian pursuits, boating, outdoor activities and is within a half-hour commute to Manhattan.



Lot 3: 1 Carriage Drive, Old Westbury



Previously Listed as High as \$3,995,000

Suggested Opening Bid \$1,900,000

Amenities

- Approx 4 acres
- 5 beds, 5 full baths & 1 half bath
- Attached 3-car garage
- On cul-de-sac drive
- Expansive granite patios
- Several large decks
- Har-Tru tennis court with patio
- Inground sprinklers
- Inground Gunite pool and spa
- 5-zone heat, 4-zone air conditioning
- Cabana
- Finished Basement



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How to Participate

- 1 **Purchase Due Diligence Information**
Includes Title Report, Survey, Purchase & Sale Agreement, Photos and more. Purchase at prusa.com.
- 2 **Attend Previews**

Sunday, May 21	• 2pm-5pm
Wednesday, May 24	• 5pm-8pm
Sunday, June 4	• 12pm-3pm
- 3 **Attend Auction with Certified Funds**
\$190,000 Certified Check Required to Participate.

Wednesday, June 14 at 6pm
The Sands Point Preserve
127 Middle Neck Road
Sands Point, New York 11050

Lot 3: 1 Carriage Drive, Old Westbury

Ensnconced on 4 idyllic acres of gorgeous manicured lawns, exquisite gardens and mature trees, this spectacular, over 7,000 square foot contemporary has been masterfully designed for those who love all things beautiful both in nature and in manmade aesthetics.



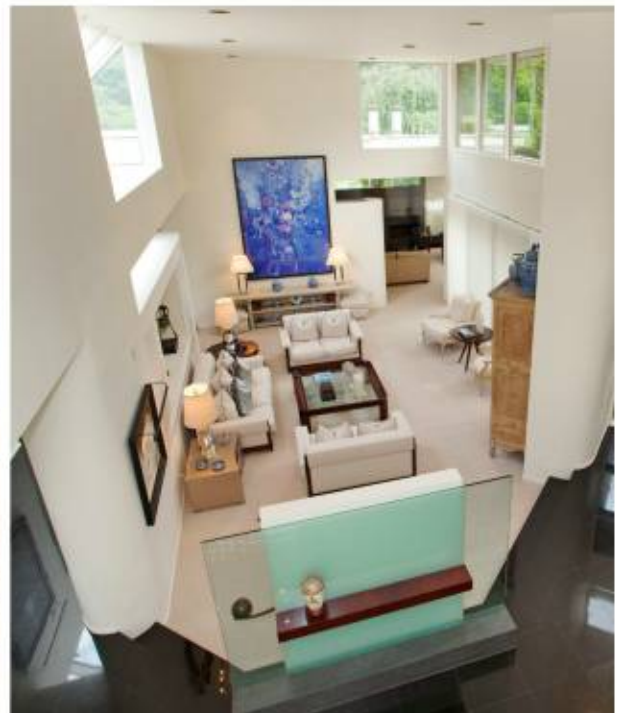
Approached by a circular drive, dramatic white granite steps and a stunning cedar and glass façade are but a mere introduction to the stunning and masterful use of high-end materials seen throughout the manse as well as the breathtaking outdoor entertainment complex. This summer haven includes a myriad of decks and granite patios leading to an immense inground Gunite pool and spa, cabana, and tennis court, all accented by delightful specimen plantings with a lush backdrop of foliage.



Lot 3: 1 Carriage Drive, Old Westbury



The interior is equally enthralling and amenable to entertaining beginning with its 2-story foyer and living room, awash with sunlight through walls of glass and huge clerestories.



Lot 3: 1 Carriage Drive, Old Westbury



With its gently rolling hillsides dotted with magnificent estates, this entertainer's gem is convenient to golf, polo, 3 major universities, equestrian facilities, and is just a short drive from boating, museums, dining and premier shopping. It is approximately 1/2-hour commute to Manhattan by car or train.



Lot 4: 720 Motts Cove Road North, Roslyn Harbor



Previously Listed as High as \$2,699,000

Suggested Opening Bid \$1,499,000

Amenities

- Approx 2 acres
- 5 beds, 5 full baths & 1 half bath
- English cutting gardens
- In-ground salt water pool
- Pool house
- Hague water purifying system
- Scavolini kitchen
- Music studio
- Gym
- Billard room

How to Participate

- 1 Purchase Due Diligence Information**
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- 2 Attend Previews**
Sunday, May 21 • 12pm-3pm
Tuesday, May 23 • 5pm-8pm
Sunday, June 4 • 2pm-5pm
- 3 Attend Auction with Certified Funds**
\$149,000 Certified Check Required to Participate.



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Wednesday, June 14 at 6pm
The Sands Point Preserve
127 Middle Neck Road
Sands Point, New York 11050

Lot 4: 720 Motts Cove Road North, Roslyn Harbor



A tree-lined driveway leads to a classic Victorian Colonial with historic looks and modern amenities on two acres of expansive lawns featuring English gardens lined with mature plantings and trees, an in-ground saltwater pool with pool house, brick patios and a sheltered porch.



Lot 4: 720 Motts Cove Road North, Roslyn Harbor



The interior features include beautiful hardwood flooring, traditional wood moldings and trim, all modern utilities, windows and fixtures, a contemporary Italian kitchen with stone counters and commercial grade appliances, formal over sized living room and dining room, two large dens, one with a separate office.



Lot 4: 720 Motts Cove Road North, Roslyn Harbor



The second floor features a master bedroom suite with bathroom and three additional bedrooms and two bathrooms. The third level includes a spacious bedroom suite with a dressing room and full bathroom.

A finished lower level features a full bathroom and a sound-proof room for music lovers.



Lot 5: 3 Orchard Lane, Old Westbury



Previously Listed as High as \$6,888,888

Suggested Opening Bid \$3,088,000

Amenities

- Built in 2000
- Approx 4.64 acres
- 6 beds, 6 full baths & 1 half bath
- Approx 8,800 sq ft
- Attached 3.5-car garage
- Negative-edge infinity pool with spa
- Inlaid stone and hardwood floors
- Susan Serra designed kitchen
- Inground sprinklers
- Full unfinished basement, 11 ft. ceilings
- Smart House technology



Listing Agent

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How to Participate

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- 2 **Attend Previews**

Sunday, May 21	• 2pm-5pm
Wednesday, May 24	• 5pm-8pm
Sunday, June 4	• 12pm-3pm
- 3 **Attend Auction with Certified Funds**
\$308,000 Certified Check Required to Participate.

Wednesday, June 14 at 6pm
The Sands Point Preserve
127 Middle Neck Road
Sands Point, New York 11050

Lot 5: 3 Orchard Lane, Old Westbury

With all the ambiance of a 19th Century country estate, this magnificent 21st Century 6-bed, 6.5-bath Georgian Colonial is the quintessence of gracious, luxury "Gold Coast" living. The estate on over 4.5 acres of scenic vistas in Old Westbury is located on a quiet, wooded lane, convenient to major highways and railway, with only a 30 minute commute to New York City. Designed by architect Robert Madey, the home radiates an elegant yet comfortable and inviting charm with exquisite detailing, from the graceful architectural roof, with just a touch of French influence, to the interior's gorgeous millwork, arched doorways, 10-foot high ceilings and gleaming inlaid stone and hardwood floors.



Lot 5: 3 Orchard Lane, Old Westbury



The 2-story center hall foyer exhibits superb style and craftsmanship in the elegant moldings, gleaming inlaid marble floors, and exquisite floating staircase with filigree balustrade. The foyer opens to the stunning living room, awash with sunlight, and to the formal dining room. A butler's pantry leads to the spectacular cook's French country

kitchen. This fabulous Susan Serra designed kitchen boasts extensive marble-topped custom cabinetry, separate integrated refrigerator and freezer, large professional gas stove, and an immense center island with farm sink. A walk-in pantry, archway to the family room, has radiant heated antique floors flowing into the sunny breakfast area with fireplace. The expansive family room enjoys sun splashed views of property through 3 sets of arched French doors opening to the delightful rear veranda. The impressive library features a 2-story wall of windows, cherry fielded paneling, custom bookcases and a cozy marble gas fireplace. A service area accessing the garage includes a full bath, maid's room and laundry.



Lot 5: 3 Orchard Lane, Old Westbury

On the second floor, the palatial master suite is the epitome of luxury and romance. Its master bedroom, with boiserie enhanced fireplace, back-lit tray ceiling and large windows, opens to a large private deck. Its gorgeous master bath boasts a large ball-and-claw tub, gas fireplace, a large steam shower and two regal console vanities. A dressing area with custom walk-in closets leads to a charming study/sitting room with double doors to the foyer. Three additional bedrooms with baths en suite, a 4th bedroom, and hall bath are also on this floor plus a huge bonus room.



This enchanting property includes sweeping emerald lawns, formal gardens,

pristine woodlands and a fabulous entertainment complex including a bluestone raised terrace with outdoor kitchen, brick sitting wall and a fenced in-ground, negative-edge infinity pool with spa, waterfall, large bluestone surround and pergola. In pristine condition and offering an ideal setting for

entertaining or just relaxing, this exceptional home is ready to make you fall in love.



Lot 6: 3C Foxwood Road, Kings Point



Previously Listed as High as \$4,588,000

Suggested Opening Bid \$2,499,000

Amenities

- Approx 1.21 acres
- 6 beds, 5 full baths & 1 half bath
- Attached 3-car garage
- Inground pool
- Huge master suite with fireplace & sauna
- Library with oak coffered ceiling
- Grand foyer with Calcutta marble floors
- 3-zone central air conditioning
- 4-zone heat
- Deck and patio
- Inground sprinklers

How to Participate

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- 2 Attend Previews**

Sunday, May 21	• 2pm-5pm
Wednesday, May 24	• 5pm-8pm
Sunday, June 4	• 12pm-3pm
- 3 Attend Auction with Certified Funds**
\$249,000 Certified Check Required to Participate.



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Wednesday, June 14 at 6pm
The Sands Point Preserve
127 Middle Neck Road
Sands Point, New York 11050

Lot 6: 3C Foxwood Road, Kings Point



The waterfront village of Kings Point in the Town of North

Hempstead, occupies the northernmost part of the Great Neck peninsula, a sliver of land between Little Neck and Manhasset bays on the near North Shore of Long Island. Kings Point is one of a handful of villages referred to collectively as Great Neck. Like many of its neighbors, Kings Point offers the advantages of being a suburban area and close to New York City while maintaining the atmosphere of a quiet, rural village that values privacy and a very high quality of life.

Lot 6: 3C Foxwood Road, Kings Point

Set on approximately 1.2 acres, this brick colonial features 6 bedrooms and 5.5 baths. Enter into a grand foyer with Calcutta marble floors. Entertain in a large formal living room complemented by a gracious dining room with herringbone floors. The exquisite property features a library with a custom oak coffered ceiling and cabinets. Enjoy the comfort of a huge master suite that features a fireplace, sauna and sitting area.



Lot 6: 3C Foxwood Road, Kings Point





TERMS

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JUNE 14, 2017

BROKER PARTICIPATION INVITED



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