



11 Davids Way
Port Jefferson, New York

AUCTION

Friday, December 8



PARAMOUNT REALTY
USA



11 Davids Way, Port Jefferson, NY 11777

Previous Price \$3,999,000
Suggested Opening Bid \$3,100,000

A spectacular custom built contemporary home overlooks long island sound and is situated in a secluded cul-de-sac. This 10,000 sq. ft masterpiece has breathtaking panoramic water views and is an entertainer's dream w/three levels of open space, elevator, indoor pool and 2 kitchens. A builder's own home features a gourmet kitchen, all radiant heated floors, hydronic heat and air, entertainment media room and so many extras.

Layout

Basement: Indoor gunite pool, hot tub, theater, game room, kitchen, sauna, bath, dance floor

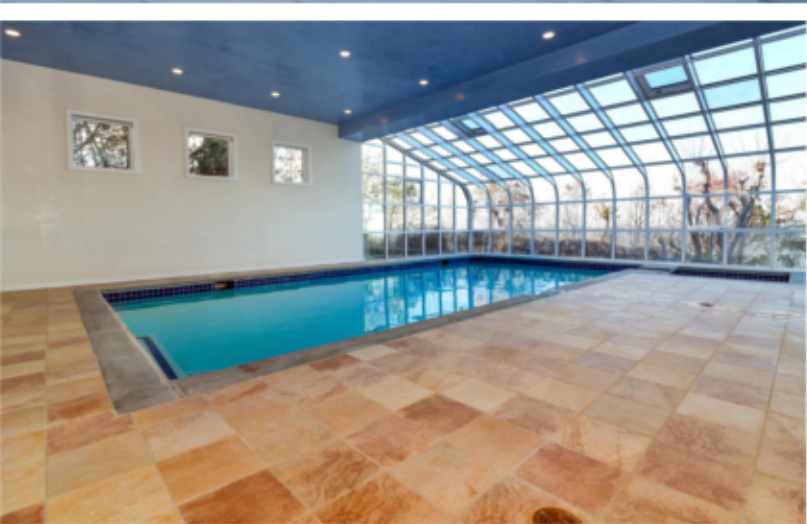
First Floor: Entry foyer, cable staircase, kitchen, 3 fireplaces, den, living room, office

Second Floor: Laundry, 5 en-suite bedrooms with bath, with 2 bedrooms terrace's overlooking L.I. Sound

Elevator goes to three floors

- Built in 2004
- 6 bedrooms
- 3-car garage
- Venetian marble plaster in pool room
- All radiant heated floors
- Sauna and large steam/bath
- Theater
- Top-of-the-line Wolf burner
- Warming drawer
- Beverage drawers
- Natural cherry cabinetry
- Gas fuel
- 4 balconies
- Tremendous outside procelain deck
- Property situated in cul-de-sac
- Subzero refrigerator
- Subzero 100-bottle wine chiller
- Acreage: 43,560 sq ft
- 8 bathrooms
- 10,000 sq ft living area
- 8 1/2 chlorine gunite pool
- Custom color concrete blocks
- Miele coffee espresso machine
- Maple granite first floor
- Living room with bar
- Living room with maple stained floor
- 2nd floor marble and porcelain
- Master suite
- All bedrooms have en-suite baths
- \$200,000 roof
- Fabulous waterviews of L.I. Sound
- Central air conditioning
- Inground sprinklers
- Entertainment room with dance floor, bar and kitchen





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, title report, survey and additional information. Required to participate in auction.

2. Attend Previews

Visit prusa.com for preview schedule.

3. Submit Written Bids by Deadline

Bidders must submit written offers, including (a) completed Purchase & Sale Agreement, (b) completed Registration Form, and (c) 10% deposit (by wire or bank check).

Bid Deadline: 2pm on Friday, December 8, 2017

Paramount Realty USA

401 Franklin Avenue, Suite 100

Garden City, New York 11530

5% Buyer's Premium • Broker Participation Invited



PARAMOUNT REALTY USA

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