



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Tuesday, May 21

New Luxury Home Out East
15105 Oregon Road, Cutchogue, NY

Previously \$7,800,000
Reserve \$4,950,000



Luxury Property Auctions
212.867.3333
prusa.com

Some photos are digitally enhanced.

Listing Agent
Kerrin M Dullea, Long Island
Equine & Horse Properties



OVERVIEW

Immerse yourself in the pinnacle of luxury at this meticulously designed modern masterpiece nestled in North Fork Wine Country. Designed by Scott Specht, a modern innovator and visionary recognized for his award-winning design, the home is situated on almost six acres amongst the tranquil vineyards. Spanning 7,000 square feet, this home showcases state-of-the-art amenities such as opulent bath fixtures, LED lighting, and Carrara marble countertops. With grand 14-foot ceilings and expansive sliders leading to captivating outdoor entertainment spaces featuring a gunite swimming pool and sunken fire pit, every detail is tailored for unforgettable gatherings. Powered entirely by solar energy, this residence seamlessly blends sustainability with sophistication.

DESCRIPTION

Year Built: 2022

Lot Size: 5.81 acres (approx.)

Home Size: 7,000 sq. ft. (approx.)

Rooms: 20

Bedrooms: 6

Bathrooms: 8.5

Attached 4+ car garage

Powered entirely by solar energy

Central air/heating

Sewer: Septic tank

Water: Well

Construction Type: ICFs (Insulated Concrete Forms)

Annual RE Taxes: \$52,669 (approx.)



HIGHLIGHTS

- Two large en suite primary bedrooms with private patios
- Four en suite bedrooms with direct access to outdoor patio/pool area
- Walk-in closets for all bedrooms
- Den/family room
- Eat-in kitchen
- Exercise room
- Entrance foyer
- Home office
- Living room/dining room
- Spacious open layout throughout
- Concrete flooring
- 14 foot ceiling height
- 12 foot high windows/slider doors
- Modern high-end appliances and bath fixtures
- LED lighting
- Carrera marble countertops
- All bathroom flooring radiant heat
- Three fireplaces
- Patio with in-ground gunite pool and outdoor kitchen
- Custom sunken fire pit
- Rooftop lounge with outdoor kitchen
- 4 acres (approx.) of vineyards
- 25-minute drive to LIRR in Riverhead



FLOOR PLAN

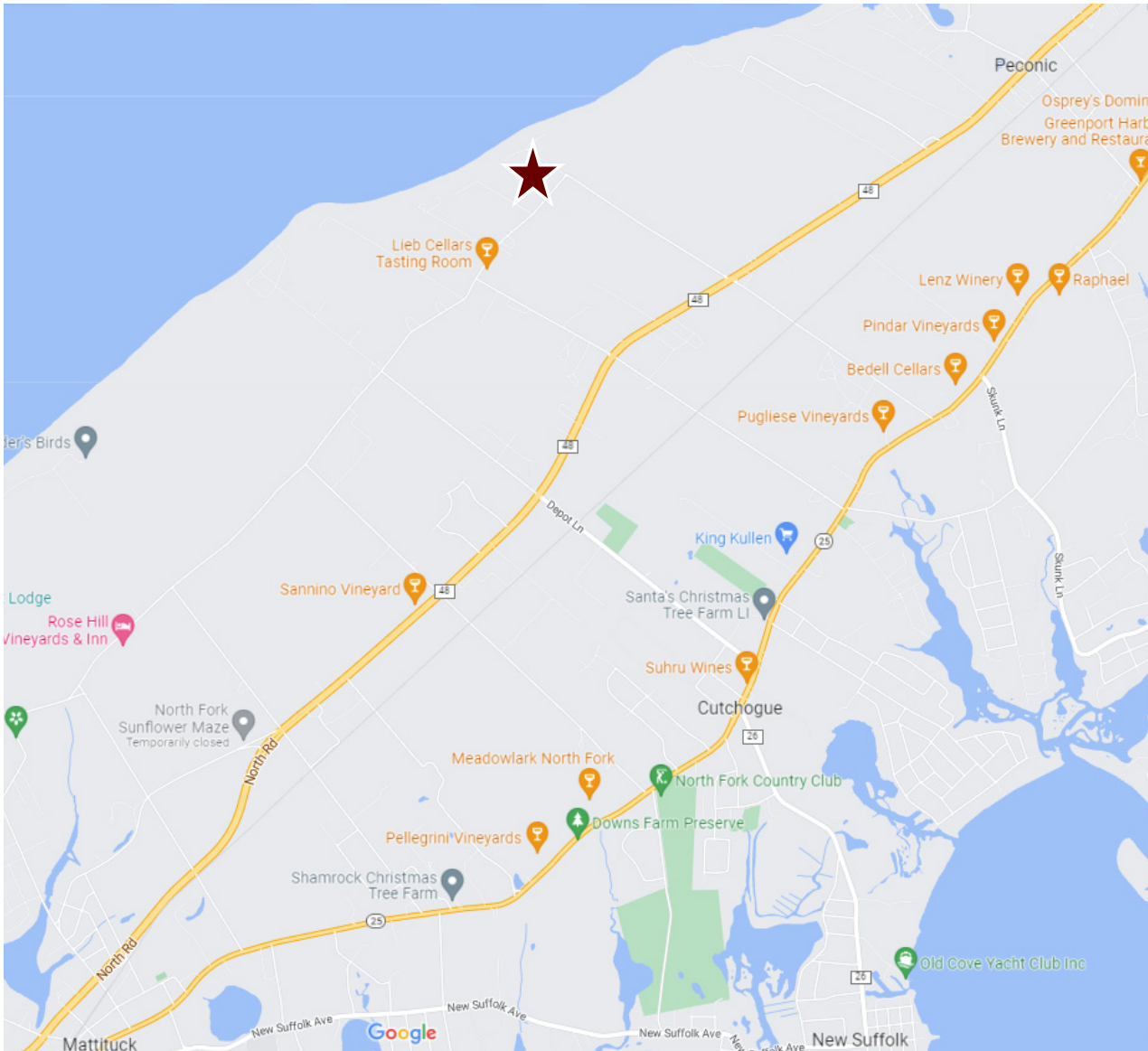


GLA FLOOR 2

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, May 4
 - Friday, May 10
 - Sunday, May 19
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Tuesday, May 21.** 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 broker for this property is Kerrin M Dullea (unique ID number 10401306474) with Long Island Equine & Horse Properties (19 West Main Street, Smithtown NY 11787). 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 the 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







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