



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Bid by Wednesday, October 9

Majestic Mansion
2801 Riverton Road, Moorestown, NJ

Previously \$24,950,000
Reserve \$10,000,000



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Luxury Property Auctions
212.867.3333
prusa.com



Kurfiss

Sotheby's
INTERNATIONAL REALTY

Listing Agent
Kevin Steiger

Some photos contained herein are virtually staged



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OVERVIEW

A legacy home like no other. Rarely does a residence of such luxury and distinction present itself. Under imagination and development for the better part of five years, this masterpiece is nearing completion. Destined to be one of the most magnificent properties in the Philadelphia metropolitan area, its southern New Jersey setting is ideal for those seeking a world-class home base between New York City and Washington D.C., and quick access to New Jersey beaches and multiple airports that service the globe. Some of the nation's renowned healthcare companies as well as prestigious universities are just minutes away.

Artisan builders have utilized modern technology and the finest materials in developing a legacy home that is the definition of "one's home is their castle." Every technical detail has been meticulously executed, from the geothermal HVAC system to the radiant heat system to the automobile elevator which brings cars into a specially designed room with a unique ventilation system. There is also ample space for an indoor sports court including the very popular Pickle Ball.

The home has more than 40,000 square feet of living space with multiple elevators to easily navigate the 4 floors and features 6 fireplaces. The home boasts an impressive list of amenities: A dining room fit for royalty, a kitchen designed for the most discerning chef, a pub/tavern room for the sports enthusiast, a home gym and sauna for the athletically inclined, a home theater for private movie viewings, a wine cellar perfect for the ultimate connoisseur and a chapel or meditation room for quiet contemplation. This is just a sample of the many amenities and features this home offers. The exterior gives an impression of what awaits on the inside.

Upon entering the home one is greeted by impressive dual floating staircases as well as a view out of the French doors to a courtyard with reflecting pool. Ideal for entertaining on a grand scale or enjoying a quiet moment in the parlor or living room, the residence offers a sophisticated lifestyle and carefully designed, well thought-out floor plan.

All ensuite bedrooms feature walk-in closets and distinctive lighting. The main owner's suite offers a large separate sitting area with fireplace, spacious dual walk-in closets and a spa bathroom with a unique tube elevator that delivers you directly to the gym. Much more can be said of this modern masterpiece, but it absolutely must be experienced to truly appreciate the workmanship. An extraordinary lifestyle is to be lived within these walls.

Select furniture and fixtures throughout the home are also available.





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DESCRIPTION

Lot Size	7.7 acres
Year Built	2023
Size	40,000 sq. ft. (approx.)
Stories	4
Bedrooms	7
Bathrooms	7 full, 3 partial

Fireplaces	6
Parking	Attached 3-car garage
Heating	Radiant, geo-thermal
Cooling	Geo-thermal
Property Taxes	\$72,953/annual

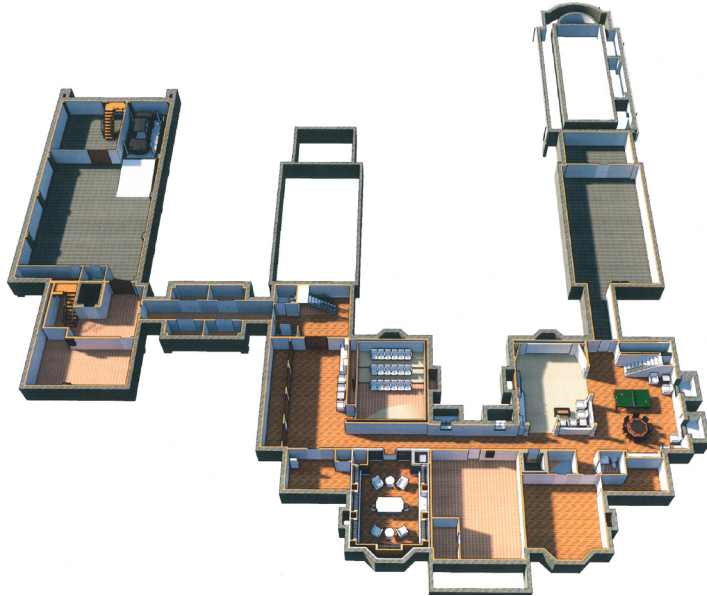
PROPERTY HIGHLIGHTS

• New Construction	• Marble Countertop	• 6 Fireplaces
• Balcony	• Private Elevator	• Steam Shower
• Breakfast Bar	• Staff Quarters	• Vaulted Ceilings
• Fitness Room	• Terrace/Outdoor Space	• Wet Bar
• Library	• Wine Cellar/Grotto	• Butler's Pantry
• Security System	• Washer Included, Dryer Included	• Garden
• Walk-in Closet	• Marble Flooring	• In-law Suite
• Billiards Room	• Courtyard	• Yoga Space
• Hardwood Flooring		• Putting Green
• In-Home Fitness Center		• Stone Flooring

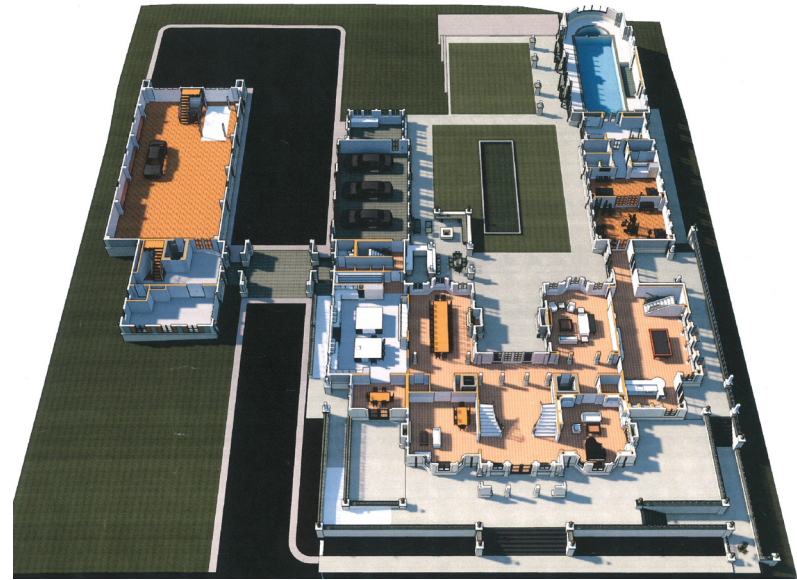


FLOOR PLAN

LOWER LEVEL



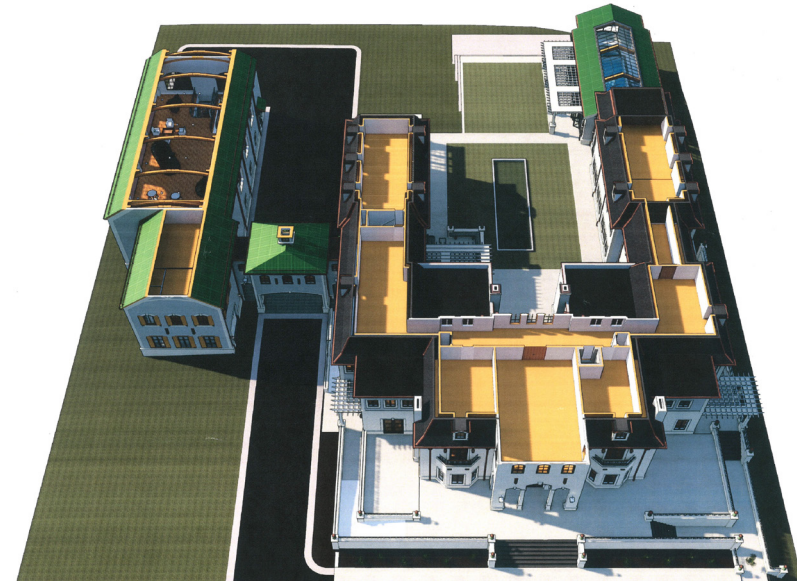
MAIN LEVEL



SECOND LEVEL



TOP LEVEL



All dimensions are approximate. For illustrative purposes only. Select areas/rooms may differ and/or not exist.



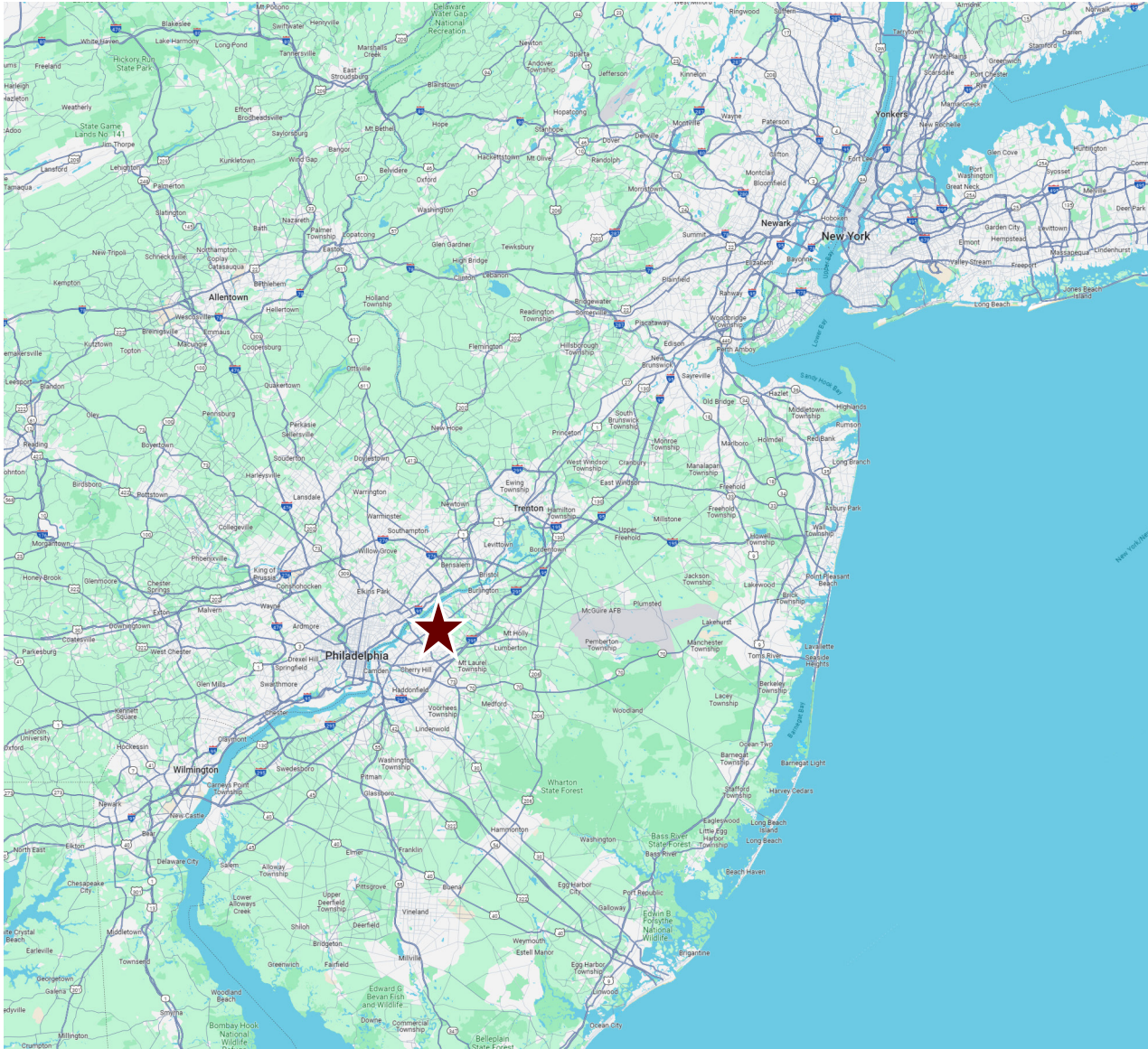






THE AREA

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.
 - Sunday, September 8
 - Sunday, September 15
 - Sunday, September 29
3. **SUBMIT BID Now through Bid Deadline: 4pm EST on Wednesday, October 9.** 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

6% 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 the property is Kevin Steiger [unique ID number 1430672] with Kurfiss Sotheby's International Realty (6038 Lower York Road, New Hope, PA, 18938). 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, Reserve price or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by PRUSA and applies only to the particular date and time of auction, which shall commence and conclude at PRUSA's discretion and upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Minimum Bid, Reserve price or Starting Bid, or, alternatively, a Suggested Opening Bid, which is not a reserve price but only a suggestion as to where bidding may begin. Any and all bids are subject to the Buyer's Premium indicated herein or elsewhere by PRUSA, which means that the stated 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 are excluded unless explicitly stated as otherwise herein or elsewhere by PRUSA. 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 PRUSA. Equal Housing Opportunity.







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