



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Bid by Thursday, November 14

Richard Meier Waterfront Estate
27 Astor Lane, Sands Point, NY

Previously \$9,450,000
Reserve \$5,500,000



Luxury Property Auctions
212.867.3333
prusa.com

SERHANT.

Listing Agents
Rachel King
Chase Landow
Elisabeth Quick



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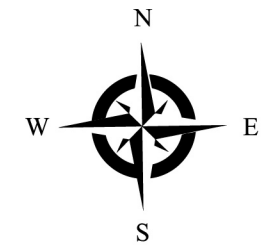
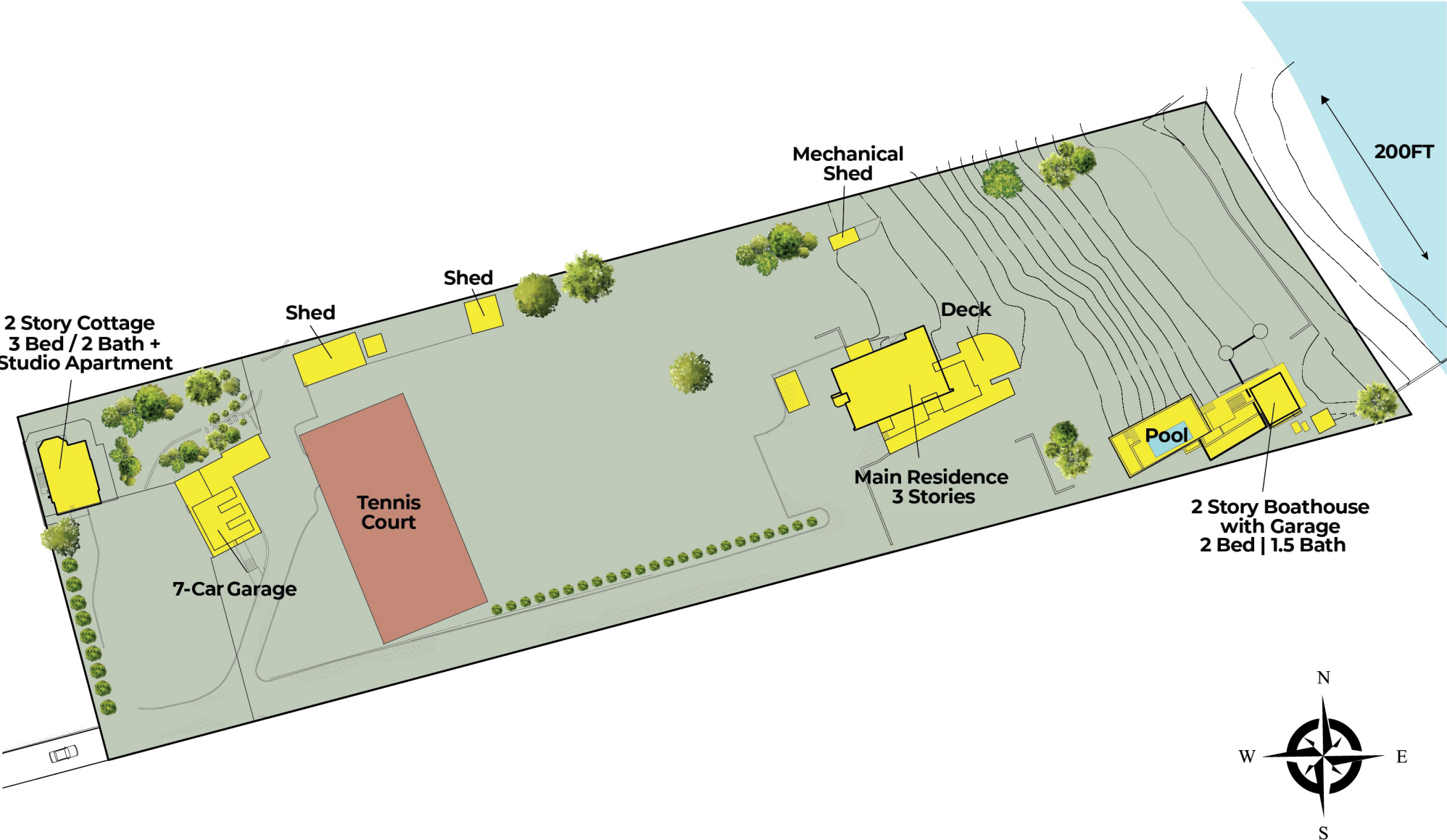
OVERVIEW

Experience unparalleled luxury in this stunning contemporary waterfront estate on Long Island Sound in Sands Point. Designed by legendary modernist architect, Richard Meier, this architectural gem spans 3 acres of beautifully landscaped grounds and boasts 200 feet of private shoreline with breathtaking waterfront views. The main residence features 6 spacious bedrooms and 7 luxurious bathrooms, combining abundant natural light with open-plan living spaces and cutting-edge amenities.

The estate also includes a two-family staff house, a poolside cabana, and a standout 2-story boat/guest house - ideal for entertaining or enjoying a peaceful retreat by the water. The historic ice house offers added charm and ample storage, while the carriage house accommodates up to seven cars with an included lift.

Outdoor living is equally spectacular, featuring a sparkling pool with panoramic water views and a tennis court for active pursuits. This exceptional property perfectly balances modern design with the serene beauty of its waterfront location, delivering an unrivaled lifestyle of elegance, comfort, and exclusivity.

SITE PLAN





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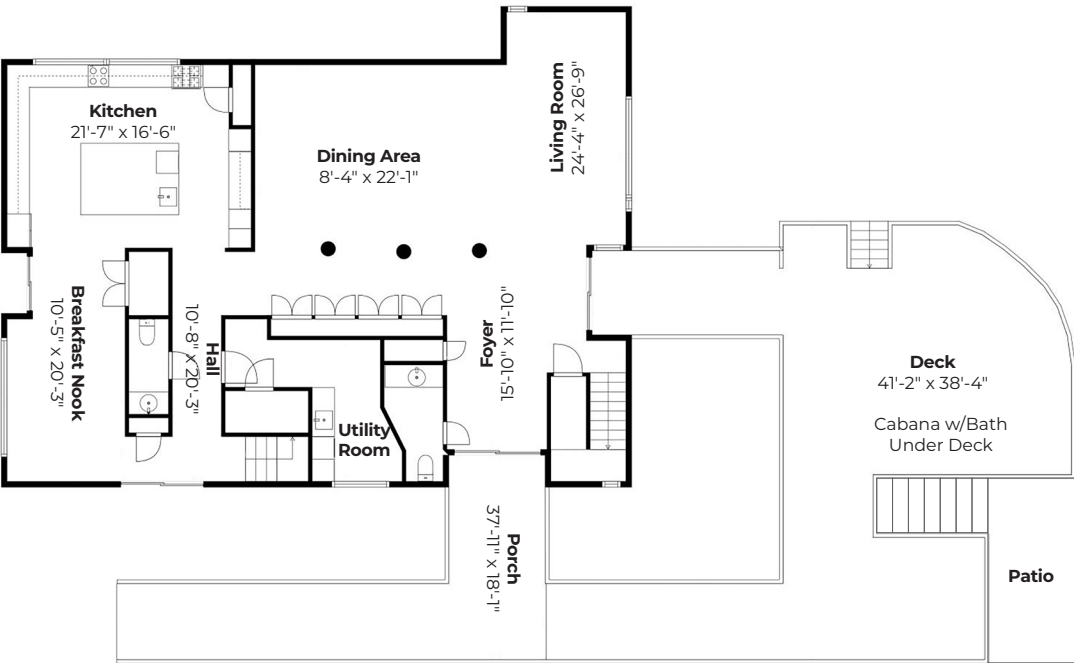
DESCRIPTION

Year Built	1971	Fireplaces	1
Year Renovated	2005	Garage	Detached, 4-car
Lot Size	3.01 acres	Sewer	Septic
Size	7,052 sq. ft. (approx.)	Water	Well
Bedrooms	6	Heating	Forced air
Bathrooms	7 (5 full, 2 half)	Cooling	Central air
		Real Estate Taxes	\$8,869/month

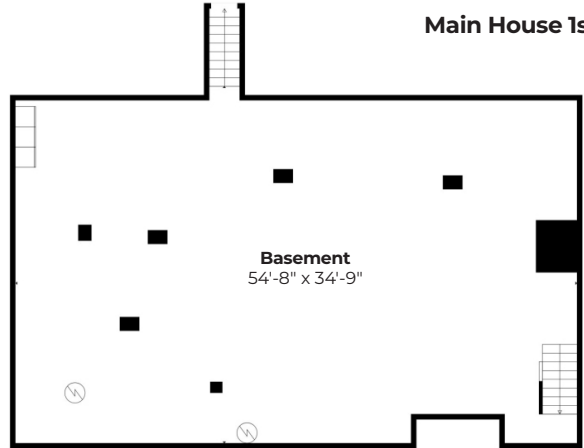
HIGHLIGHTS

- 200 feet of private beach
- Stunning views of Long Island Sound
- Floor-to-ceiling windows & skylights throughout
- Open plan living areas
- Hardwood flooring
- Chef's kitchen with high-end appliances
- Multiple decks & patios
- In-ground pool
- 2-story boat/guest house
- 7-car garage/carriage house
- 2-family separate home
- Tennis court

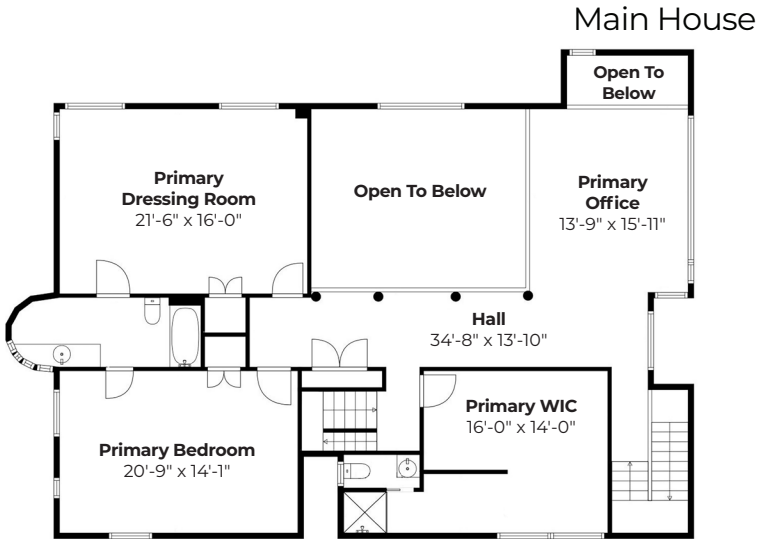
FLOOR PLAN



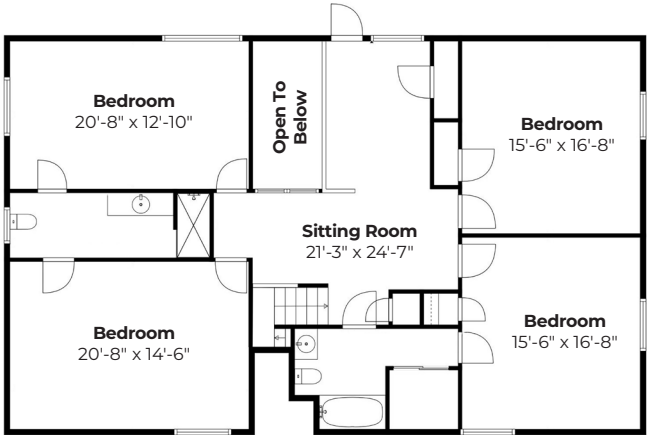
Main House 1st Floor



Basement



Main House 2nd Floor



Main House 3rd Floor

All dimensions are approximate.









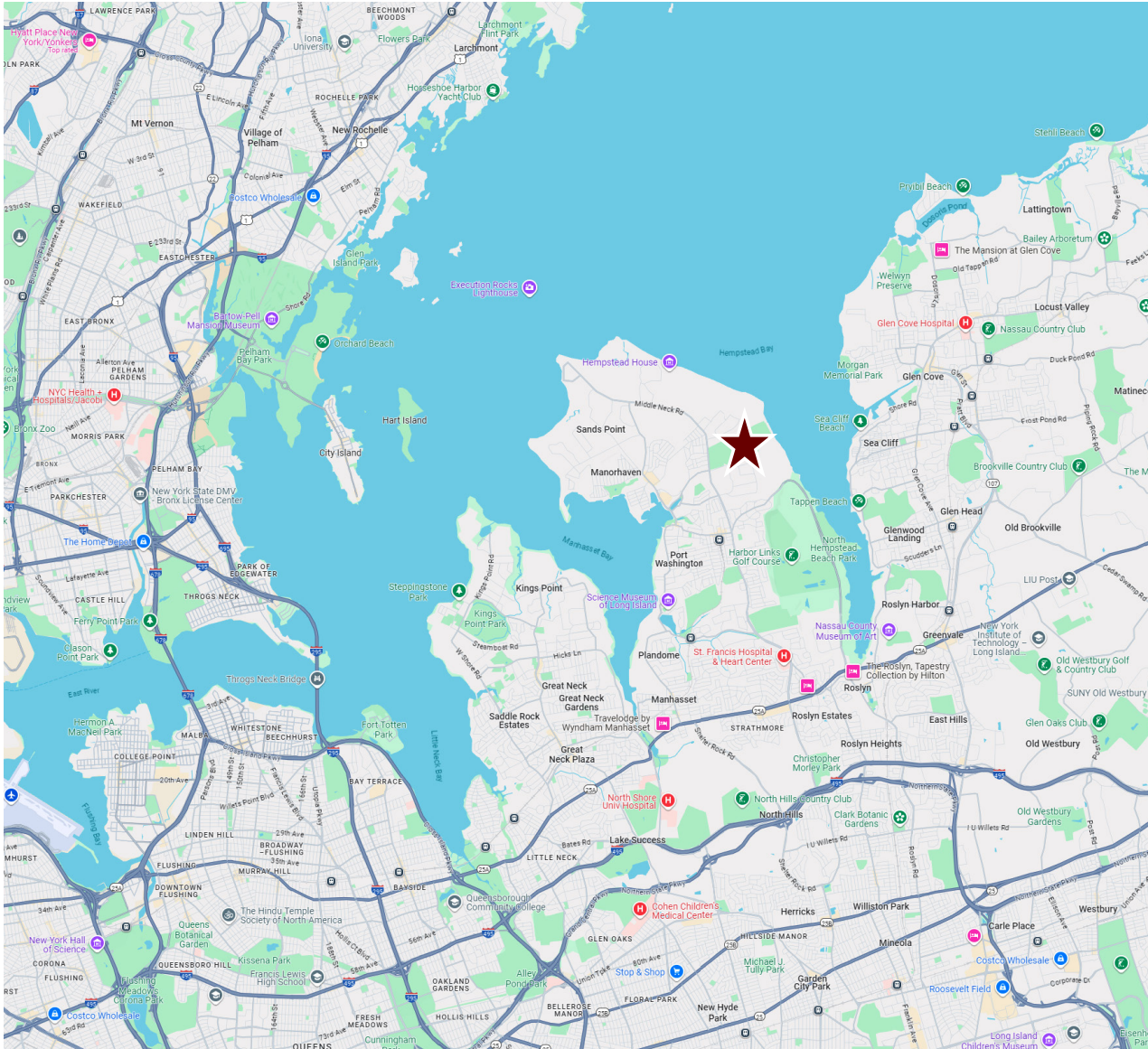






THE AREA

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:
 - Sunday, October 6
 - Sunday, October 20
 - Saturday, November 2
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, November 14.** 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 Rachel King (unique ID number 10301214055) with SERHANT (372 W Broadway, New York, NY 10012). 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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