



PARAMOUNT REALTY
USA

LUXURY PROPERTY AUCTION

Bid by Thursday, November 14

Tribeca Penthouse with Private Rooftop Patio

16 Warren Street, #PH, New York, NY

Previously \$6,000,000
Reserve \$4,000,000



Luxury Property Auctions
212.867.3333
prusa.com

Atelier / BY WENDY MAITLAND

In Association With
Wendy Maitland/Atelier



OVERVIEW

Experience the pinnacle of luxury and eco-conscious living in this unique Tribeca triplex penthouse. A convergence of brilliant natural light, breathtaking views and expansive space excites your senses and provides unparalleled living. This extraordinary 3-bedroom, 3.5-bathroom home spans 4 stories and combines state-of-the-art amenities with breathtaking design, all at a prime downtown location.

Step off your private key-locked elevator and be awed by an unrivaled modern interior graced by soaring 14 ceilings and walls of huge windows overlooking the city skyline. Every luxurious detail has been meticulously considered, among them custom Italian-made random-width European walnut floors; architectural woodwork of brushed European oak and walnut architectural millwork; a remote-controlled gas fireplace by Montigo; top-of-the-line architectural light fixtures by Guzzini; stone honed black granite, honed white Carrara marble, Biancone di Vicenza and white Corian countertops; a premier assortment of wall and floor tiles in the elegant baths; and plumbing fixtures by Duravit, Fantini, Koehler and Graff. Artistic black and white images by Leopoldo Rosati Design & Photography showcased on the generous art walls enhance the contemporary allure.

Entertain in style in the sun-bathed corner living room with a fireplace and floor-to-ceiling glass doors out to a private southern terrace. The fabulous family/dining room is served by an open chef's dream kitchen featuring cabinets and counters by Bulthaup and a professional appliance package with two Miele ovens, gas cooktop, dishwasher, Sub-Zero refrigerator/freezer and Gaggenau wine fridge.

The master bedroom oasis with triple exposures and stunning views occupies its own floor above, providing abundant closet space, a Trak-kit TV system, and an opulent en-suite bath with a double vanity, deep soaking tub and glass-enclosed steam shower. The peaceful, spacious lower level offers 2 bedrooms (one with a balcony) and 2 beautiful full baths. The piece de resistance is the top-level Ipe wood roof deck, accessed by elevator, with a gas fireplace, outdoor kitchen and oversized hot tub waiting to indulge you as you enjoy sunsets and stretching vistas of the Woolworth Building down to One World Trade Center.

Built in 2009, 16 Warren redefined modern living with the most high-tech advancements in intercom, telecommunications and security systems as well as Low E windows with Argon gas, energy/water-conserving toilets/shower heads, motion/light-sensitive lighting and roof solar panels that facilitate hot water. Residents also enjoy private locked basement storage, a private wine cellar, bike room, visiting superintendent and cyber-doorman for package acceptance. The vibrant location sits amid chic shops, diverse parks, restaurants, transportation, Whole Foods and excellent schools.

Most furniture and art is available for an additional \$50,000.



DESCRIPTION

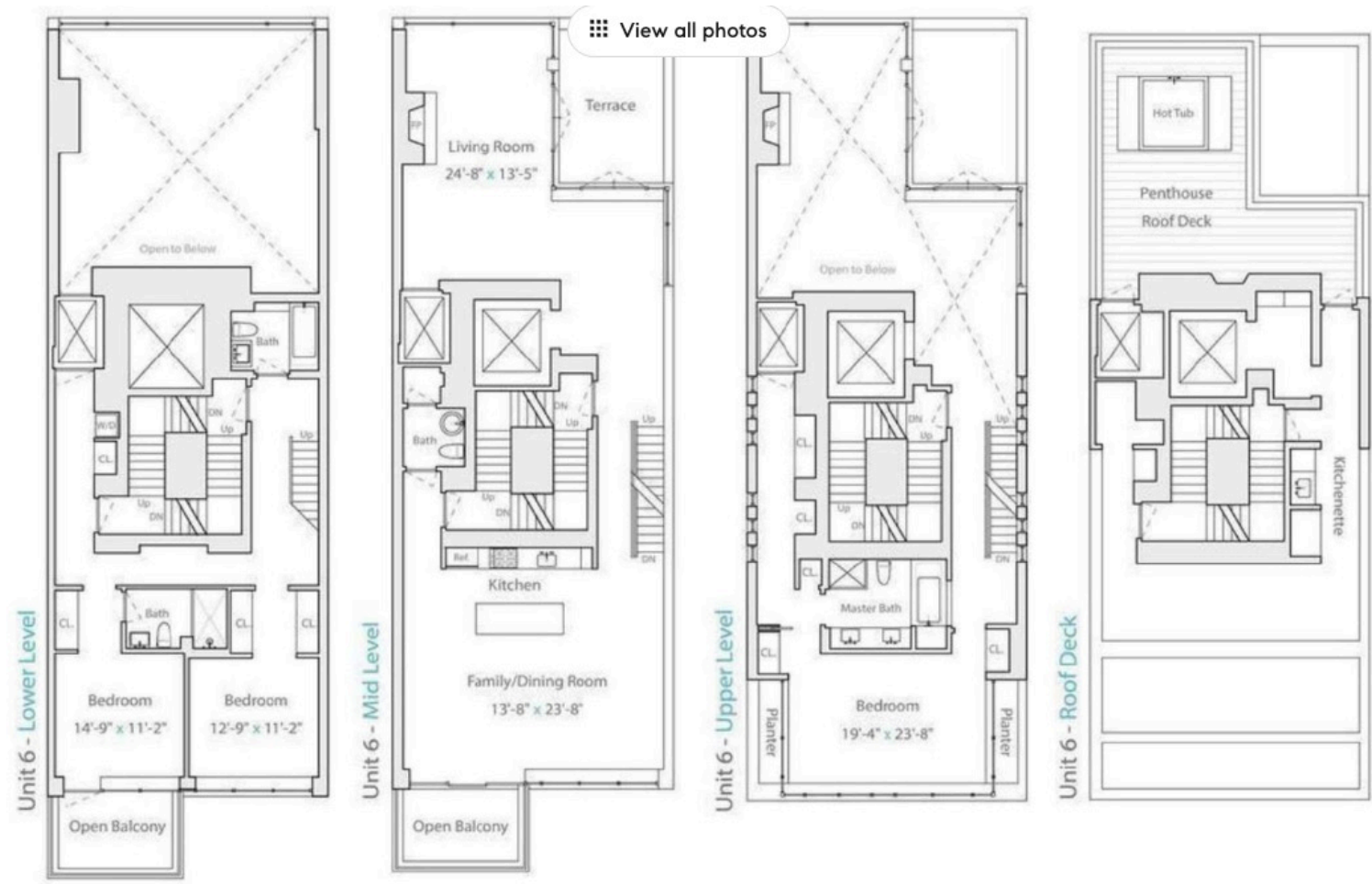
Type	Condominium
Year Built	2009
Floors	6 - 9
Stories	4
Total Rooms	7
Size (interior)	3,381 sq. ft. (approx.)
Size (exterior)	800 sq. ft. (approx.)
Bedrooms	3
Bathrooms	3.5
Fireplaces	1
Common Charges	\$4,279/month
Real Estate Taxes	\$11,646/month

HIGHLIGHTS

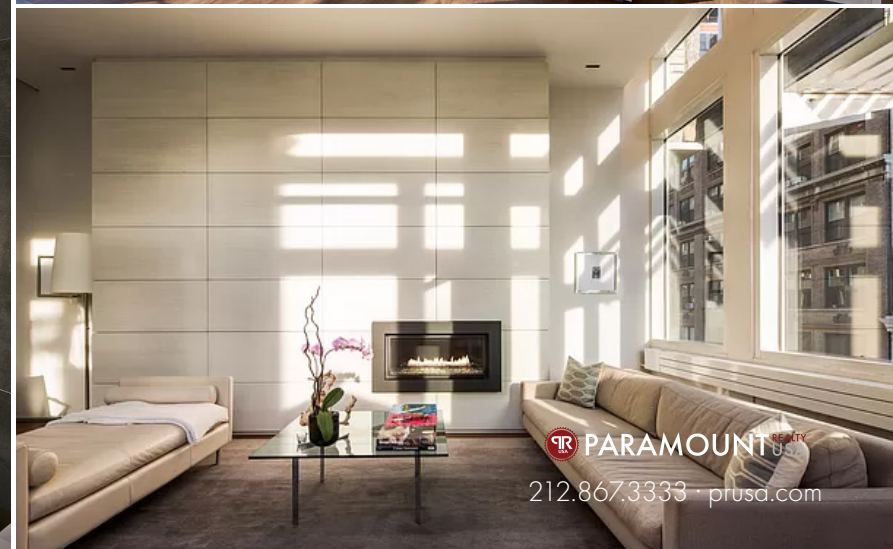
- Four stories
- Private rooftop patio oversized hot tub, working gas fireplace, and an outdoor kitchen
- Multiple outdoor spaces
- Abundant natural light throughout
- Private elevator
- Breathtaking city views
- Soaring 14-foot ceilings
- Open chef's dream kitchen
- Primary bedroom oasis with triple exposures
- Custom Italian Walnut Floors
- Light fixtures by Guzzini
- Stone honed black granite
- Honed white Carrara marble
- Biancone di Vicenza and white Corian countertops
- Residents also enjoy private locked basement storage, a private wine cellar, bike room, visiting superintendent and cyber- doorman for package acceptance.



FLOOR PLAN



All dimensions are approximate.





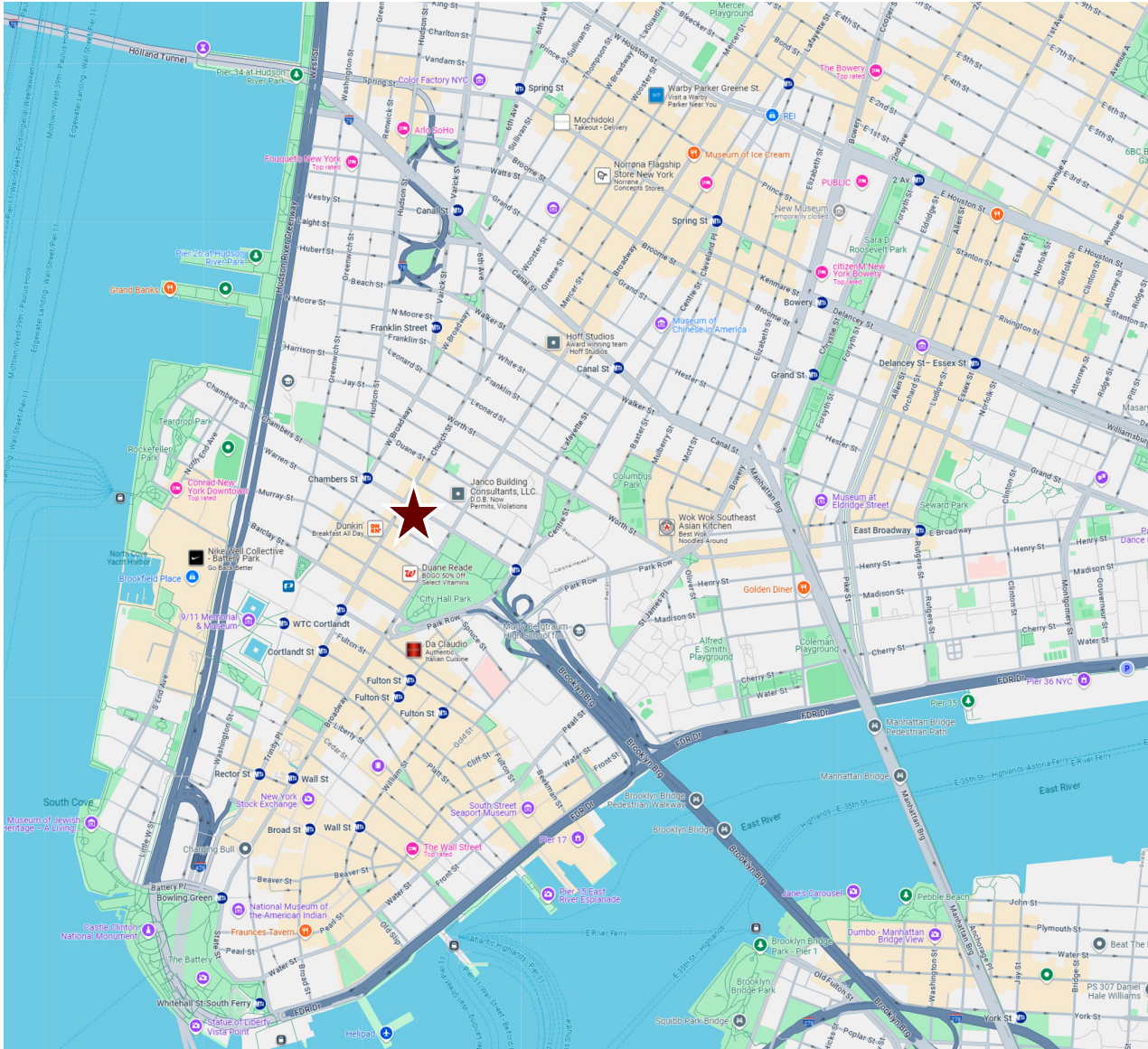


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THE AREA

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:
 - Friday, September 20
 - Friday, September 27
 - Thursday, October 17
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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