

# AUCTION

Thursday, June 17

Previously \$4,150,000

Minimum Bid \$3,390,000

DUPLEX LUXURY LOFT

426 West 58th Street

Unit 2C/3C



**PARAMOUNT** REALTY USA

Luxury Property Auctions  
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## YOUR DREAM COLUMBUS CIRCLE ULTRA-LUXURY LOFT

Boutique 16-unit condo building built circa 1900, gut-renovated to highest contemporary architectural standards. Architect and Designer Cetra Rudy of Walker Tower, One Madison and 443 Greenwich fame. Premier location one block from Central Park/Time Warner, four short blocks from Lincoln Center.









## HOW TO PARTICIPATE

1. **Access Due Diligence Information** (click [HERE](#) or visit [prusa.com](http://prusa.com)). You will be emailed access to the Due Diligence Information, which includes photos, condominium's offering plans, floor plans, tax bill, and more.
2. **Tour Property.** Tours are available by appointment only on Sundays May 16 & 23 from 12:00-2:00pm, and Wednesday June 2 from 4:30-6:30pm. Please call 212.867.3333 or email [info@prusa.com](mailto:info@prusa.com) to arrange a private tour.
3. **SUBMIT WRITTEN BID BY DEADLINE: Thursday, June 17 at 4:00 pm EST.** You must submit (a) a written bid and (b) 10% deposit (by bank check or wire) by the bid deadline. Instructions are included in the Due Diligence Information.

*Buyer's Premium 5%. Property subject to prior sale. Submit bid at any time. Broker participation invited.*



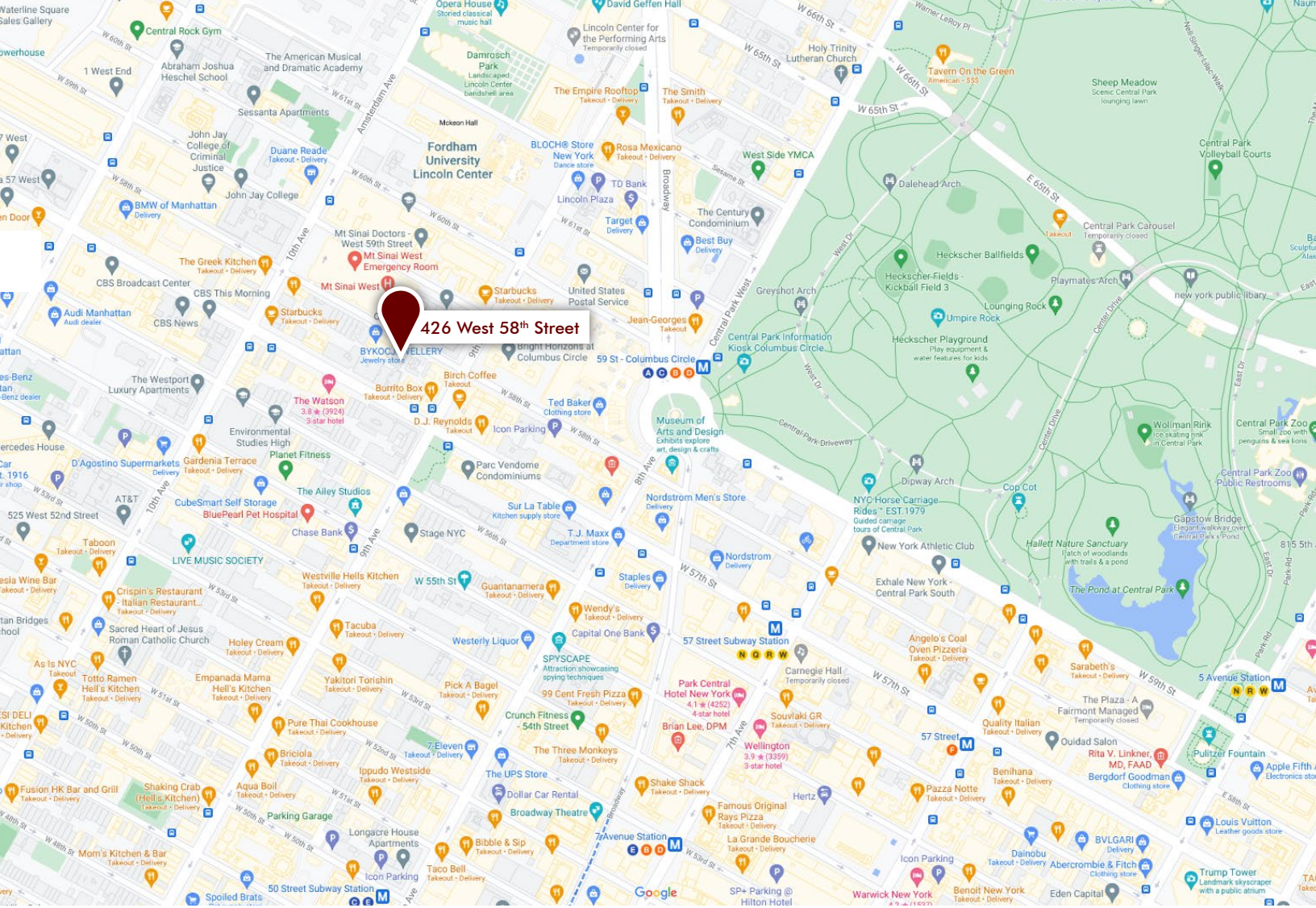
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- 24-hour doorman, central heating and cooling with individual room control.
- 2,768 square feet of living space (plus loft) with 90 feet of windowed exposure on two levels.
- 4 bedrooms, plus 3.5 baths with marble and custom glass tiles using finest hand-selected materials.
- Soaring 13 foot ceilings on main floor and 10 foot ceilings on bedroom level.
- Open chef's kitchen with Wolf & Sub-Zero appliances, including wine cooler, and designer finishes.
- Master bedroom with 8' x 9' walk-in windowed closet.
- 4th bedroom with a custom Rimadesio 8' wide, 10' high sliding wall, which can be opened to living room if you prefer a concert hall sized living room.
- Small and readily-accessible gym for an efficient workout with Equinox Flagship at Time Warner steps away.
- Extra storage available in the basement.





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**Bedrooms** 4

**Bathrooms** 3 full, 1 half

**Interior Area** 2,768 ft<sup>2</sup>

**Unit Number** 2C/3C

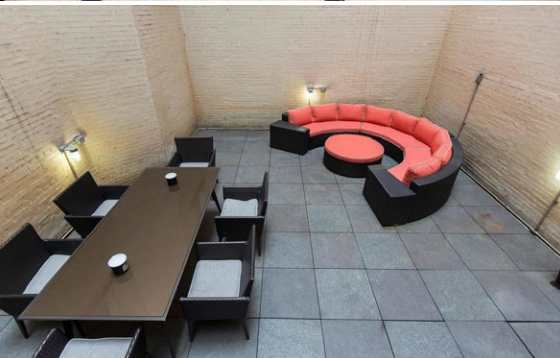
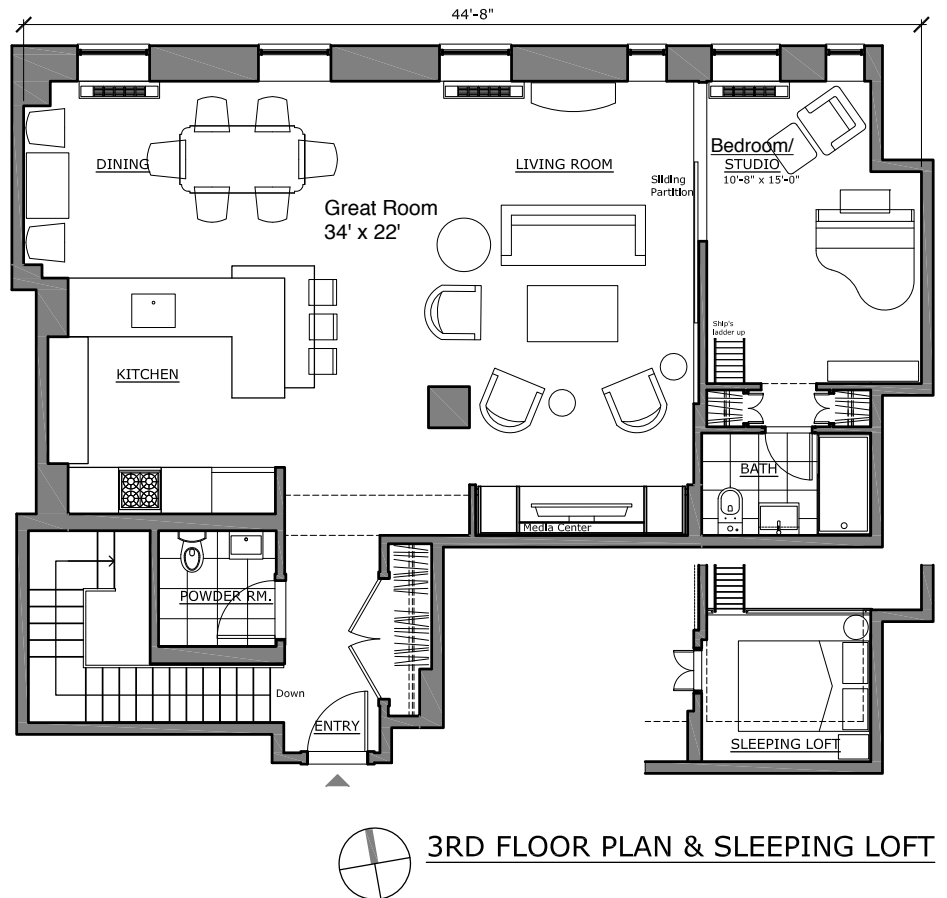
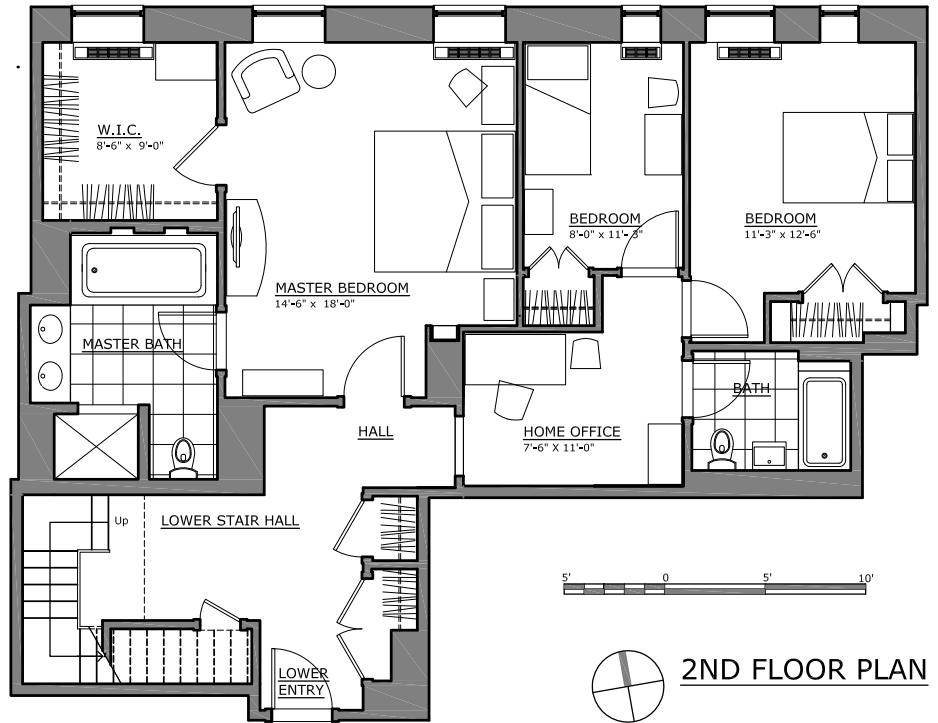
**Year Built** 1900, renovated 2017

**Taxes** \$2,646 per month

**Common Charges** \$3,941 per month

**Unit Extras** Central air, hardwood floors, washer/dryer in unit, pets allowed

**Building Amenities** Doorman, courtyard, gym, bike room, storage cage in basement



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# LUXURY PROPERTY AUCTIONS

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