

# AUCTION

Thursday, December 9

List Price \$7,595,000

**Minimum Bid \$6,290,000**

**ITALIAN MASTERPIECE**  
199 Woodside Drive · Hewlett, NY



**PARAMOUNT** REALTY USA

Luxury Property Auctions  
212.867.3333 · prusa.com



**Douglas Elliman**

Listing Agent  
Alex Sajovits



## OVERVIEW

This 7-bedroom Italian masterpiece was brilliantly designed for a relaxed and carefree lifestyle and blends traditional design with stunning architectural details and finishes that sets a new standard for luxury. No details have been spared in this new construction smart home that is perfect for entertaining family and friends.

Seventeen (17) stunning and stylish rooms offer incredible custom finishes and superior workmanship. The formal dining room has temperature-controlled custom wrought-iron wine cabinet. The breathtaking primary master bedroom awaits with a spa bath, custom closets and a spiral staircase to the dressing room. Relax after a workday in your indoor endless pool or in the outdoor pool with cabana.

From the radiant flooring, to the custom arch domes and moldings throughout, the amenities are endless and include THX certified theater, gym, HELO sauna for 12, steam room, chef's kitchen, au pair apartment, generator, elevator and so much more.







## LOCATION

Located in the Village of Hewlett Bay Park within the Town of Hempstead in Nassau County.

## OVERVIEW

<b>Lot Size</b>	0.75 Acres (166' x 260')
<b>Garage</b>	3 bays
<b>Pool</b>	In-ground and Indoor
<b>Amenities</b>	HELO sauna for 12, steam room, THX Certified theater, gym, generator, elevator and much more
<b>Property Taxes</b>	\$65,417.72
<b>Year Completed</b>	2015
<b>Architectural Style</b>	Colonial
<b>Construction Materials</b>	Cast stone with Italian stucco, Pella Architecture Series

## UTILITY/GREEN ENERGY DETAILS

<b>Green Verification</b>	ENERGY STAR Certified Home
<b>Heating</b>	ENERGY STAR qualified equipment, natural gas, radiant, Lochinvar Smart Boiler Knight series
<b>Cooling</b>	Trane central air
<b>Water Conservation</b>	Low-flow fixtures
<b>Additional</b>	Crestron Smart home, Generac whole property generator, Bose speakers throughout the house, Aqua Life water filtration system, hydraulic elevator for quiet sound and smoothness





## INTERIOR DETAILS

<b>Bedrooms</b>	7
<b>Bathrooms</b>	11
<b>Full Bathrooms</b>	8
<b>Half Bathrooms</b>	3
<b>Basement</b>	Finished with walk-out access
<b>Flooring</b>	Hardwood throughout
<b>Fireplaces</b>	2
<b>Attic</b>	Finished

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## FIRST FLOOR

- Spectacular entry foyer featuring 25' dome ceiling with imported Italian crystal chandelier. Marble and custom wrought iron, J P Weaver Co moldings throughout home
- Family room/den with gas fireplace with blue crystals, custom glass inspired by St. Regis
- Formal dining room with custom glass and wrought-iron temperature-controlled wine room that holds 1,200 bottles of wine
- Large office that can accommodate 2 desks with Italian crocodile porcelain tile and embossed crocodile wall paper
- Imported porcelain from Italy used throughout first floor, great room with gas fireplace, imported Italian crystal chandelier and beautiful Cappellini mirror
- First floor guest suite with en-suite bath and large custom closet
- One red powder room and one white powder room
- 3-car garage







## KITCHEN

Custom eat-in kitchen complete with built-in ENERGY STAR qualified Miele refrigerator and freezer, built-in Miele espresso machine, Wolf microwave, 2 ENERGY STAR qualified Miele dishwashers, DCS warming drawer, 60" Viking gas range with double oven, Iron Red granite and quartz counters, and 2 sinks.







## SECOND FLOOR

- Large primary bedroom with separate seating area, 2 walk-in closets, motorized window treatments. En-suite with Bisazza tile bathroom with double vanity, custom oversized soaking tub and walk-in shower with inlay rainshower and Toto sensor toilet.
- Four large bedrooms with en-suite bathrooms with spacious custom closets, separate water cooler on second floor.
- Full-size separate laundry room with storage

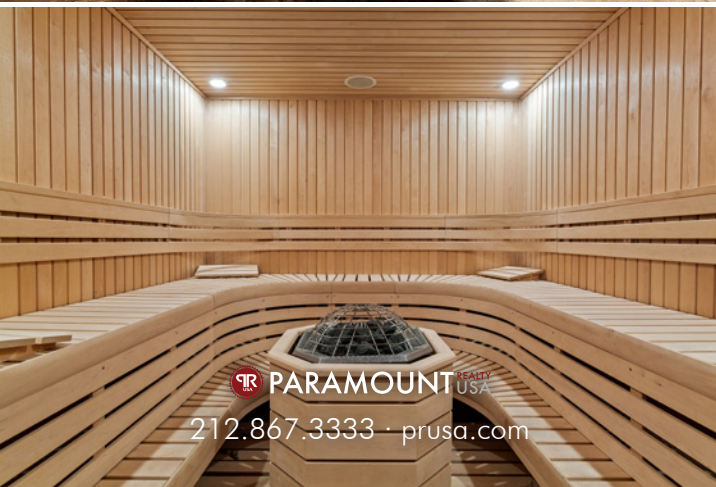


## THIRD FLOOR

- Upstairs from primary is a private and spacious custom dressing room with custom luxury closets and vanity
- Custom built Certified THX movie theater room featuring 120" screen with top-of-the-line audio/video/lighting, 6 speakers and 4 subwoofers. Fully soundproof, custom tufted walls, kitchenette for convenience and popcorn machine. Twelve theater chairs.
- Spacious playroom and powder room in hall
- One full bath in gym, exercise room overlooking beautiful, 7-foot deep Gunite pool with BeadCrete finish and infinity edge







## LOWER LEVEL

- Interior saltwater pool with endless feature, 12-person HELO sauna, custom 8-person steam room, entertainment room with custom lighting, audio and video. Full bath in pool room.
- Full bathroom in 1-bedroom apartment for au pair. Lower level heavy load washer and dryer. Private entrance to lower level.

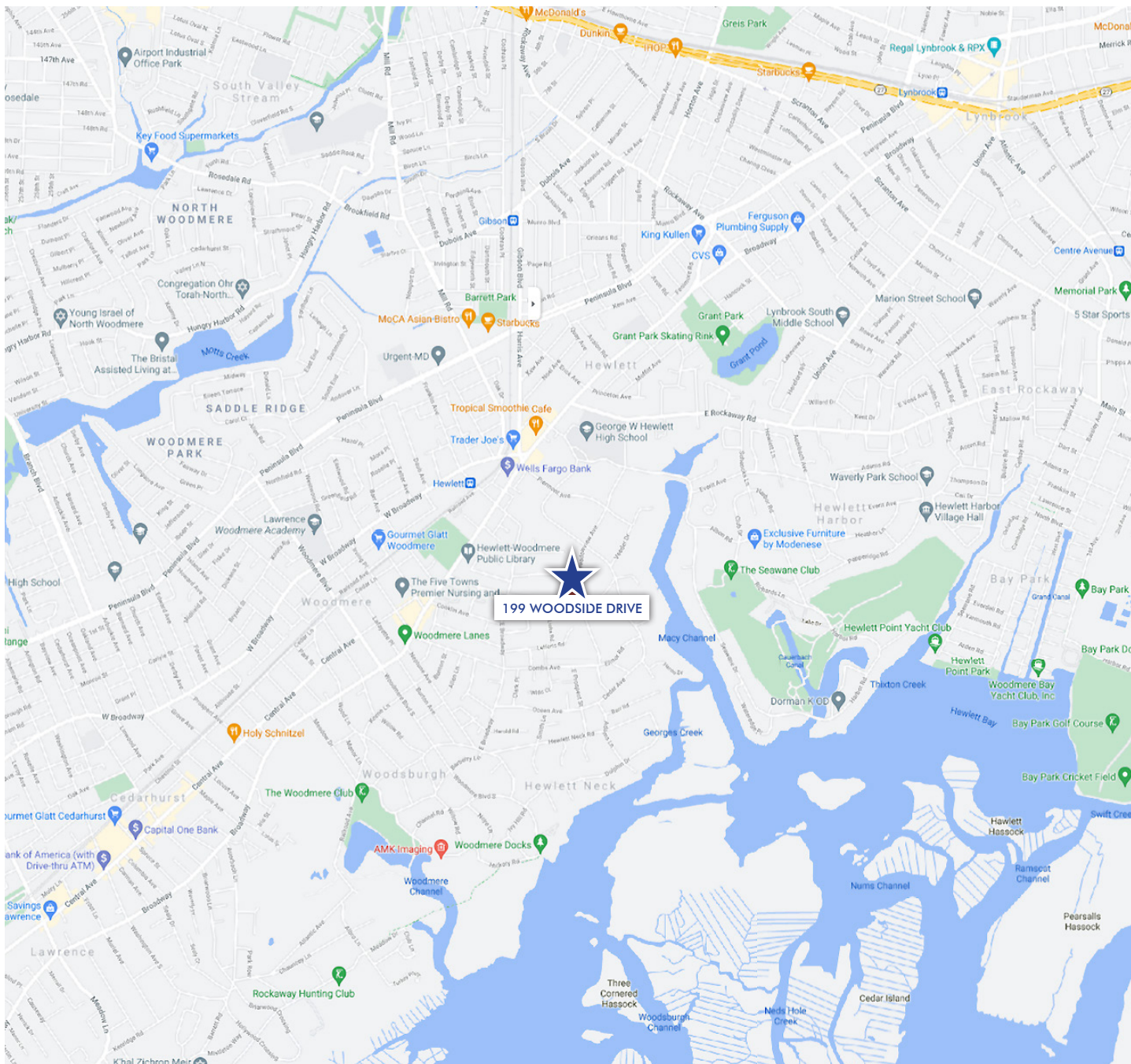
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## HOW TO PARTICIPATE

- 1. TOUR the property:** By appointment only on Sunday October 24, Wednesday November 3, or Sunday November 14. Please email [info@prusa.com](mailto:info@prusa.com) to arrange.
- 2. REVIEW Due Diligence Information** by following Step 2 at [this link](#) or visiting [prusa.com](http://prusa.com).
- 3. BID by deadline of December 9 at 4pm EST.** You must submit a written bid along with 10% deposit by the bid deadline. See Due Diligence Information for complete instructions.

*Buyer's Premium 3%. Subject to prior sale. Submit bid at any time. Broker participation invited.*

The listing broker for the property is Alex Sajovits (unique ID number 10301218847) with Douglas Elliman Real Estate (304 Merrick Road, Rockville Centre, NY). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a co-exclusive agent and 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 cancelled 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. Any Starting Bid or Minimum Bid indicated herein 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. Furniture and other personality 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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