

# AUCTION

Thursday, November 11

Previously \$6,495,000

Minimum Bid \$4,000,000

## THE ULTIMATE MANHATTAN LIVE-WORK HOME

157 East 84th Street, Townhouse West  
New York, NY



**PARAMOUNT** REALTY USA

Luxury Property Auctions  
212.867.3333 · prusa.com





 **PARAMOUNT** USA

212.867.3333 · prusa.com



## OVERVIEW

This recently renovated 2-story maisonette condominium offers the best of both worlds: all the amenities one expects in a modern luxury condominium, as well as the privacy that today's townhouse buyers appreciate. With just under 4,500 sq ft interior, plus your own terrace off of your master bedroom, this townhome-style condominium feels like a suburban home with its very own 24 hour doorman. Access the home through the building's attended lobby or directly from the street. Marvel at the 40+ feet of open loft-like expanse with ceilings heights up to 14+ feet. The enormous home is perfect for entertaining and gets natural southern light.



## LOCATION

Located on the Upper East Side (between Lexington Ave & 3rd Ave) steps away from an abundance of dining and shopping options. Three blocks east of Museum Mile and Central Park, with easy access to The FDR.

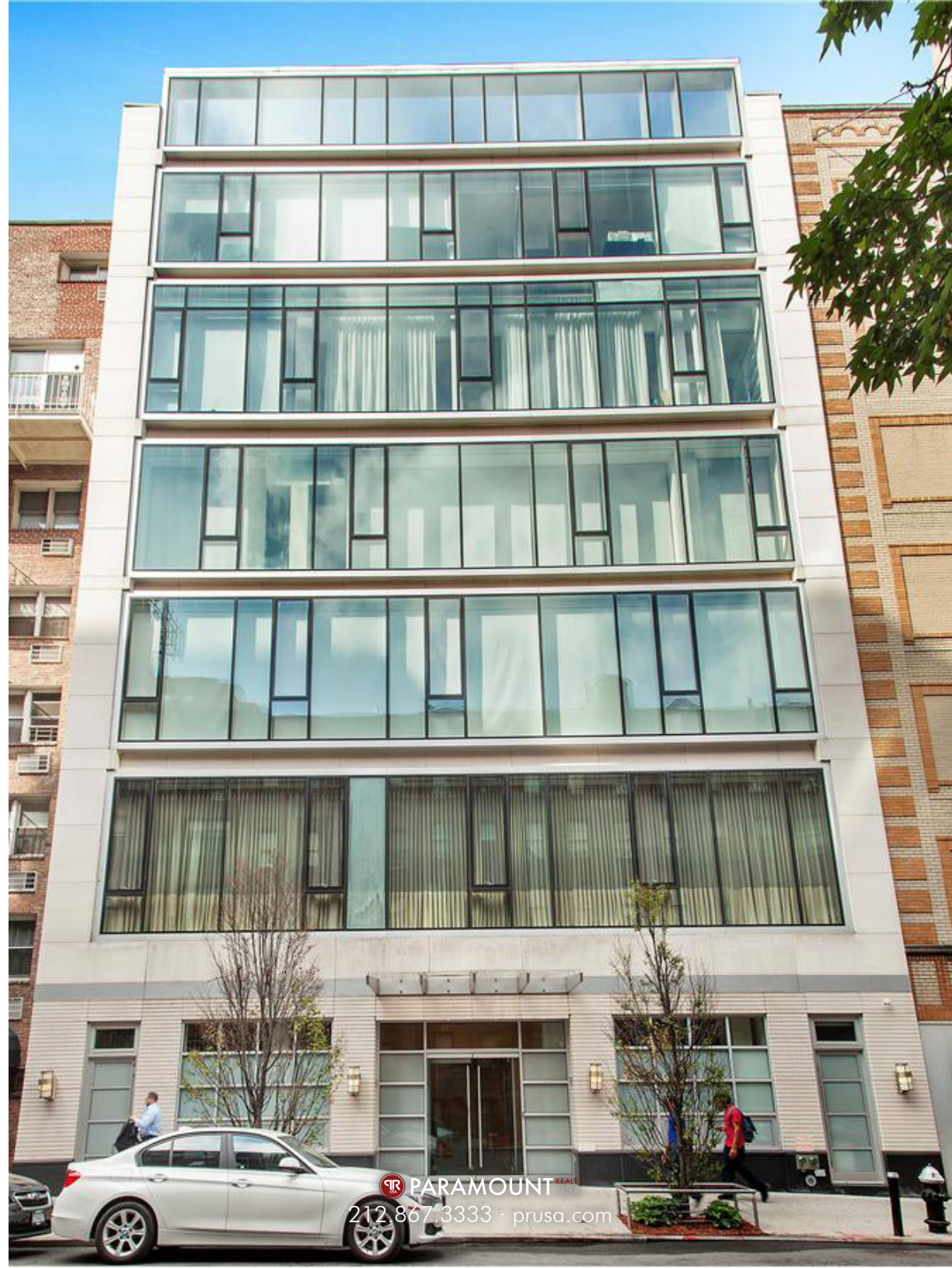
## BUILDING

- The Legacy, a full service luxury boutique building
- 6 stories, 6 units
- Built 1925, converted 2007
- Limestone facade
- 24-hour doorman
- Roof deck with outdoor kitchen & grill
- Fully equipped gym



## YOUR HOME

<b>Minimum Bid</b>	\$4,000,000
<b>Size</b>	Approx. 4,400 sq. ft.
<b>Levels</b>	Two (Main & Lower Level)
<b>Rooms</b>	8
<b>Bedrooms</b>	2 plus home office
<b>Bathrooms</b>	3 full and 1 half
<b>Taxes</b>	\$4,835/mo
<b>Common Charges</b>	\$4,632.24/mo
<b>Investment Opportunity</b>	Projected 5.3% cap rate at minimum bid (delivered vacant; assumed rent \$27,000/mo)
<b>Features</b>	<ul style="list-style-type: none"><li>· Two entrances (84th St and building lobby)</li><li>· Loft style: 14 ft. + ceilings</li><li>· Raised wood-burning fireplace</li><li>· Recently installed chef's kitchen</li><li>· Thermador ovens/microwave, Sub-Zero refrigerator</li><li>· Double dishwashers, wine cooler, six-burner Viking cooktop</li><li>· Private bamboo-enclosed 19 foot patio</li><li>· Professional home theater with 120 inch screen &amp; sound equipment</li><li>· Custom Crestron control system multi-zone central air conditioning</li></ul>







## MAIN LEVEL

The focal point of the living room is the raised wood-burning fireplace. The rich ostrich slate surround soars to ceiling height. The adjacent open-style kitchen/dining area is ideal for entertaining large or intimate gatherings. The kitchen which was recently completely gut renovated and comes with a custom limited edition quartzite countertop and island, offering top-of-the-line appliances: double Thermador ovens and microwave, Sub-Zero refrigerator, double dishwashers, wine cooler, six-burner Viking cooktop with stainless hood. Before entering the bedroom hallway, there is an oversized walk-in coat closet as well as a powder room for guests.





## MASTER SUITE



The master suite offers ample closet space and access to its own private bamboo-enclosed 19 foot patio. The luxurious master bath is well-appointed with two separate vanities, sinks and water closets, an over-sized shower room with 10 shower heads, a giant soaking tub and radiant heated stone floors.



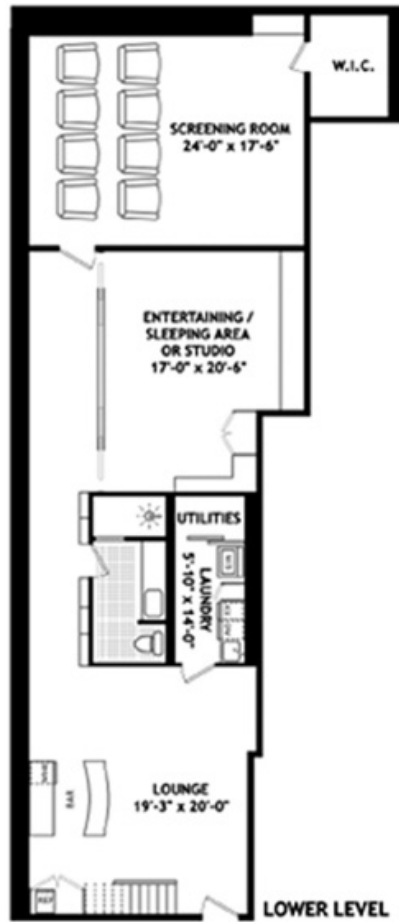


## LOWER LEVEL

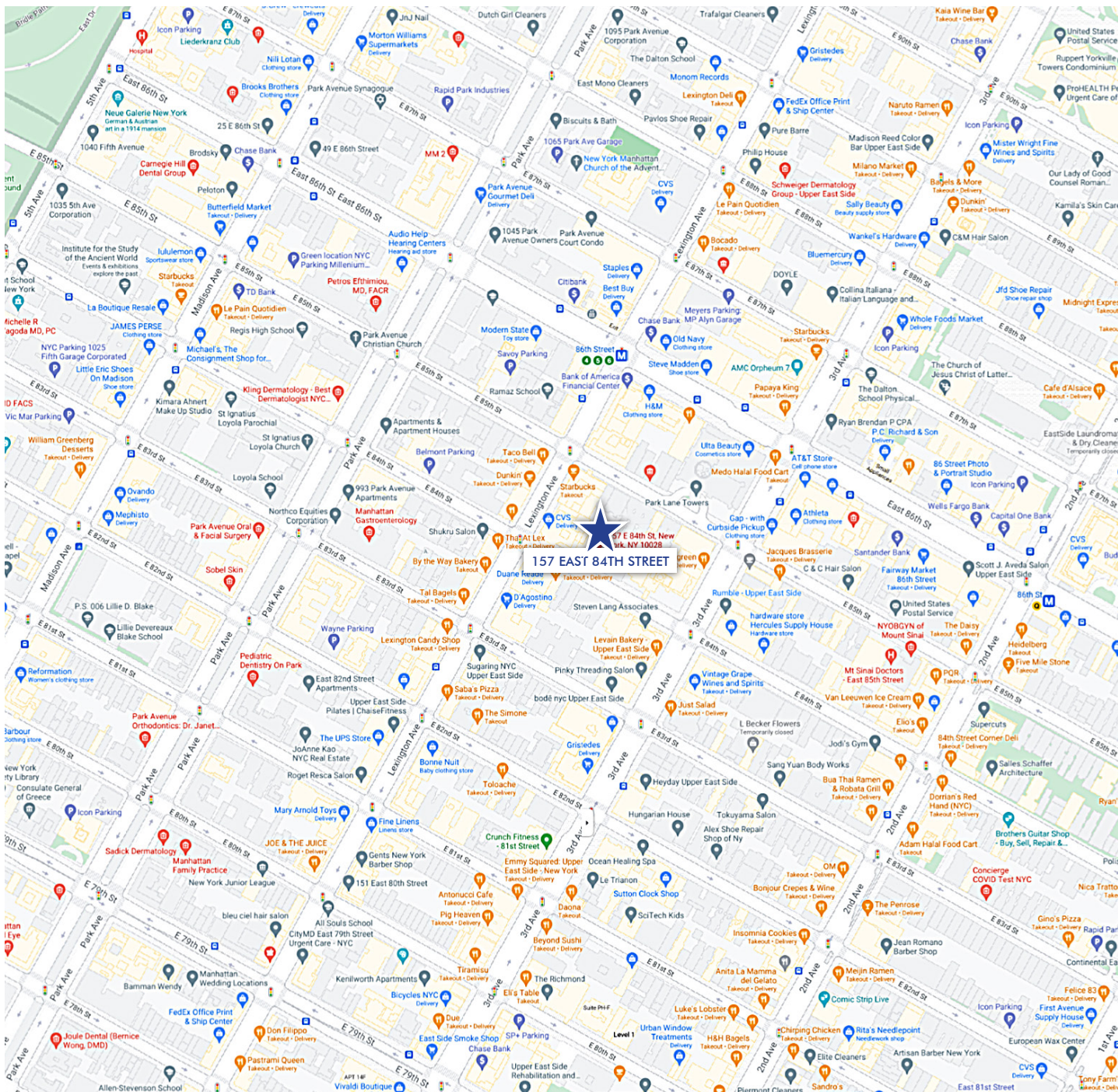
A dramatic staircase highlighted by a floor-to-ceiling bookcase leads to the lower level lounge with a fully outfitted bar with wine storage, refrigerator, dishwasher and ice machine. Beyond the lounge is a large separate area currently used as a sleeping area secluded behind large opaque glass paneled sliding doors. This space could easily be used for entertaining, as a home office, sound proof studio, rehearsal space or gallery. At the far end of this level is a large sound-proof screening room with a professional home theater, 120 inch screen and sound equipment. This level also has a full spa-quality bath as well as a large laundry room.



212.867.3333 · prusa.com







# HOW TO PARTICIPATE

- 1. TOUR the property:** By appointment only on Tuesday, October 12 from 4-6pm, Sunday, October 24 from 12-2pm, or Sunday, November 7 from 12-2pm. Please email [info@prusa.com](mailto:info@prusa.com) to arrange.
- 2. REVIEW Due Diligence Information** by following Step 2 at [this link](#) or visit [prusa.com](http://prusa.com).
- 3. BID by deadline of November 11 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.*

PRUSA LLC d/b/a Paramount Realty USA ("PRUSA") is exclusive agent and marketing firm specializing in auctions. 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 PRUSA. Equal Housing Opportunity.







# PROPERTY AUCTIONS

## ABOUT PARAMOUNT REALTY USA

Based in New York, Paramount Realty USA is a real estate marketing firm specializing in auctions. The team has marketed, sold or advised on over \$2 billion of real estate and mezzanine interests throughout North America by auction. The firm has marketed residential and commercial property for developers, lenders, private equity firms, government agencies, family offices and other owners of real estate. For more information, visit [www.prusa.com](http://www.prusa.com).