

# AUCTION

Wednesday, April 27

Previously Asking \$7,000,000

**Suggested Opening Bid \$4,500,000**

**NYC LUXURY BEACH HOME**  
151 Beach 146th Street, Neponsit, Queens



Luxury Property Auctions  
212.867.3333 prusa.com



Listing Agent  
Sam Horowitz



Listing Agent  
Victoria Shtainer



**LUXURY BEACHFRONT COMMUNITY LIVING IN  
NYC, JUST 20 MILES FROM MANHATTAN.**

Welcome to 151 Beach 146th Street, a custom home designed and crafted in 2007 and located on the most exclusive street in Neponsit. At 37 feet tall and more than 6,500 square feet, this exquisite home features 5 bedrooms and 4.5 bathrooms.





The floor plan offers grand rooms including formal living room, dining room, eat-in kitchen, luxurious master suite, indoor spa with hydrostatic pool, and private elevator. The grand entry foyer is filled with marble mosaics from Lebanon, white Calacatta marble stairs, dramatic stained glass windows, and bespoke iron railing and hand-carved walnut banister. Murals inspired by the works of Marc Chagall adorn the home's walls.







The eat-in kitchen features handcrafted cabinetry made in Italy, antique stained glass windows, marble mosaic floors, stainless steel appliances, and backsplash tiles that were fire kilned and hand painted in Mexico.

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Every bedroom offers its own uniquely designed outdoor space with breathtaking water views of the Atlantic.



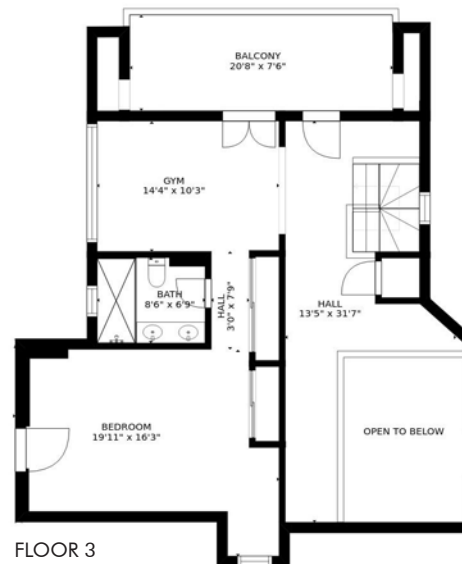
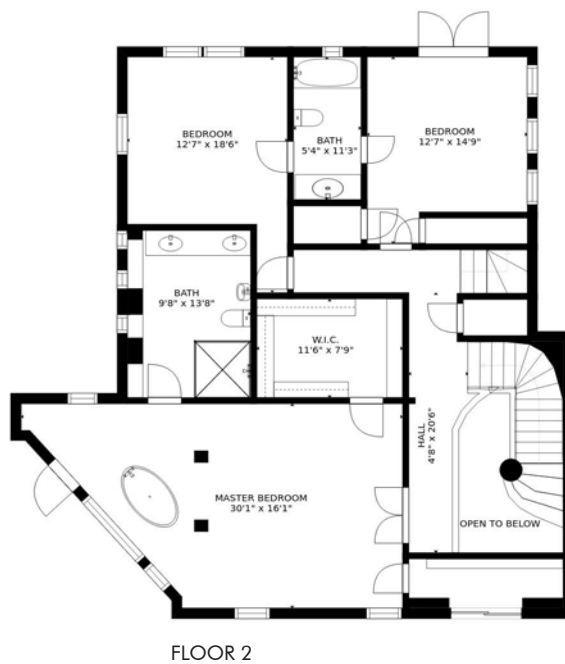
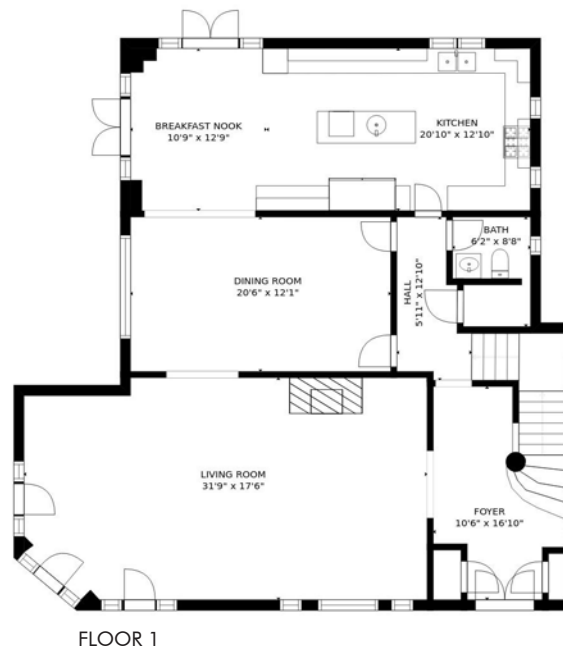
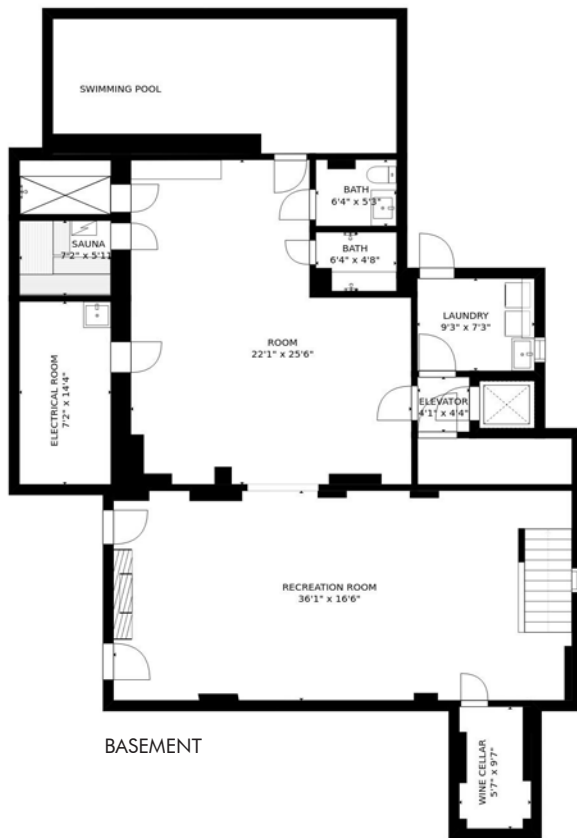
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Engineered white oak flooring, radiant heated floors throughout, tilt/turn high performance windows and doors, gunite outdoor and indoor pool with full spa, steam room, 2-car subterranean garage, and 360 degree sweeping rooftop.





## AMENITIES

- Atlantic Ocean and Manhattan skyline views
- Terraces and balconies throughout
- Roof deck
- Hydrostatic indoor pool
- Heated outdoor gunite pool
- Steam room
- Sauna
- Wine cellar
- Finished basement
- 2-car garage
- Elevator
- Radiant floors
- Full outdoor Viking kitchen
- Outdoor shower
- Central air

## FEATURES

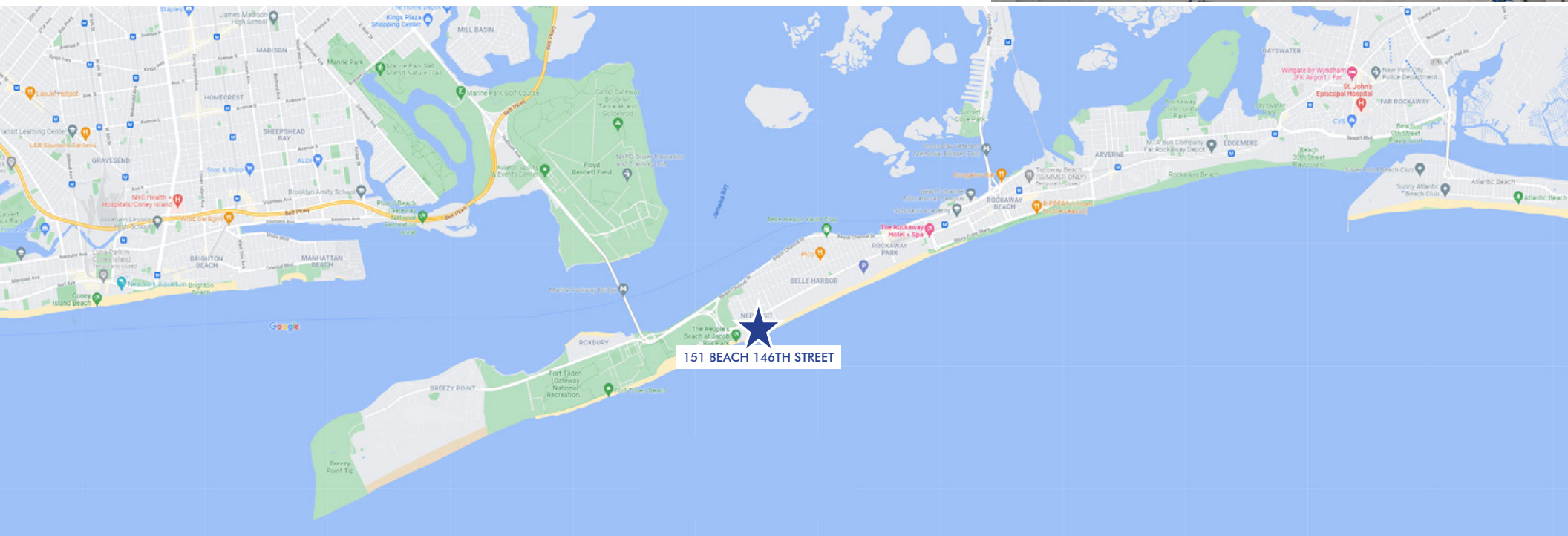
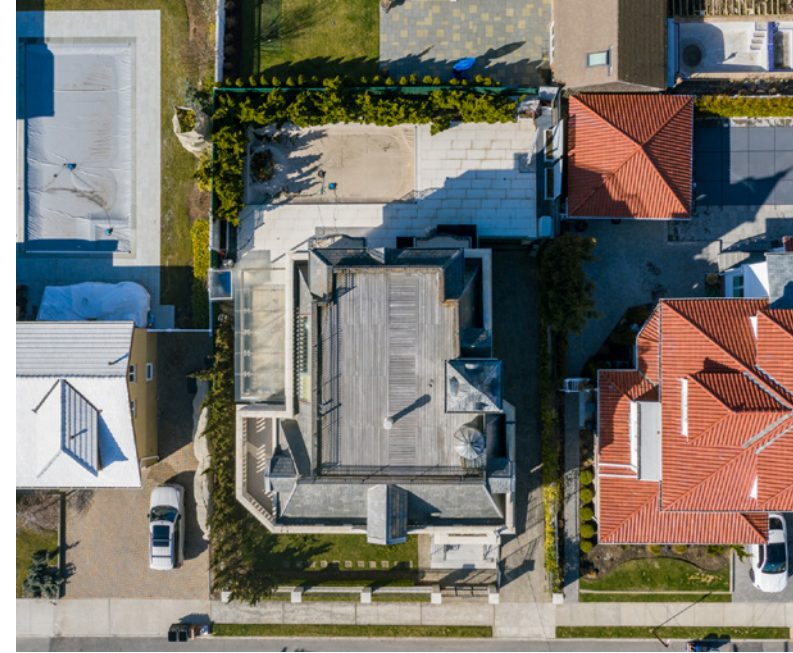
- Crown moldings
- Herringbone oak floors
- Chandeliers
- Marble kitchen counter
- Ceiling egg
- Wood-burning fireplace
- Decorative moldings
- Limestone arches and mantelpieces
- Stainless steel appliances
- Custom stained glass
- Built-ins
- High ceilings
- Oversized windows
- Media/recreation room
- Formal dining room
- Home office
- Eat-in kitchen
- Marble bathroom
- Custom closet
- Attic



# HOW TO PARTICIPATE

1. **REVIEW Due Diligence Information** by following Step 2 at [this link](#) or visiting [prusa.com](#).
2. **TOUR the property:** By appointment only on Sunday, March 6 at 12pm; Sunday, April 3 at 12pm; or Tuesday, April 19 at 4pm. Please email [info@prusa.com](mailto:info@prusa.com) to arrange.
3. **BID by deadline of April 27 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 brokers for the property are Victoria Shtainer (unique ID number 30SH1045213) with Compass (90 Fifth Avenue, 3rd Floor, New York NY) and Samuel Horowitz (unique ID number 10491206689) with Samuel Realty Group LLC (750 Lexington Avenue, 6th Floor, Suite 141, New York, 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 canceled 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, including any offer at or above a Suggested Opening Bid, if any. 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.





# PROPERTY AUCTIONS

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