



**PARAMOUNT** REALTY  
USA

**LUXURY PROPERTY AUCTION**

Bid by Wednesday, July 9

Rare Renovated 4-Bedroom Condominium  
120 East 90th Street, #15ADE · New York, NY

Previously \$3,775,000  
Minimum Bid \$2,995,000



Luxury Property Auctions  
212.867.3333  
prusa.com



Listing Agent  
Jason Amirian

*Some photos contained herein are virtually staged*



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## OVERVIEW

An amazing opportunity on the Upper East Side and located 2 blocks from Central Park, this fully gut-renovated, mint condition 4-bedroom, 3-bathroom condominium features incredible natural light and open views from every room. Every detail has been thoughtfully considered in this exceptional home. The spacious layout includes two en-suite bathrooms, a private balcony off the living room with unobstructed north and south views, and a true 4-bedroom floor plan—a rare find in this location. Additional highlights include an in-unit washer/dryer, electric blinds and a storage unit on the same floor that is included in the sale of this exceptional property. The pet-friendly building is a full-service condominium featuring a 24-hour doorman, live-in resident manager, central laundry room, bike storage, and additional storage available for rent. Located on a charming tree-lined block, you're just moments from Whole Foods, Westside Market, Fairway, and the 4, 5, 6, and Q subway lines.



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## DESCRIPTION

<b>Type</b>	Condominium
<b>Year Built</b>	1963
<b>Year Renovated</b>	2024
<b>Rooms</b>	7
<b>Size</b>	2,615 sq. ft. (approx.)
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Common Charges</b>	\$4,721/month
<b>Taxes</b>	\$3,667/month

## HIGHLIGHTS

- Largest unit in building
- Near Central Park
- Recently gut renovated (2024)
- All new mechanical, electrical, plumbing, & new appliances
- Private outdoor balcony
- City/skyline views
- Exposures: North, South, East & West
- Abundance of natural light
- Gourmet kitchen
- Rare 4-bedroom unit
- Hardwood flooring throughout
- In-unit washer/dryer
- Storage unit on same floor
- Electric blinds
- Pied-a-terre allowed
- Full-service/pet friendly building
- Steps from dining, transportation and entertainment

# FLOOR PLAN



All dimensions are approximate.

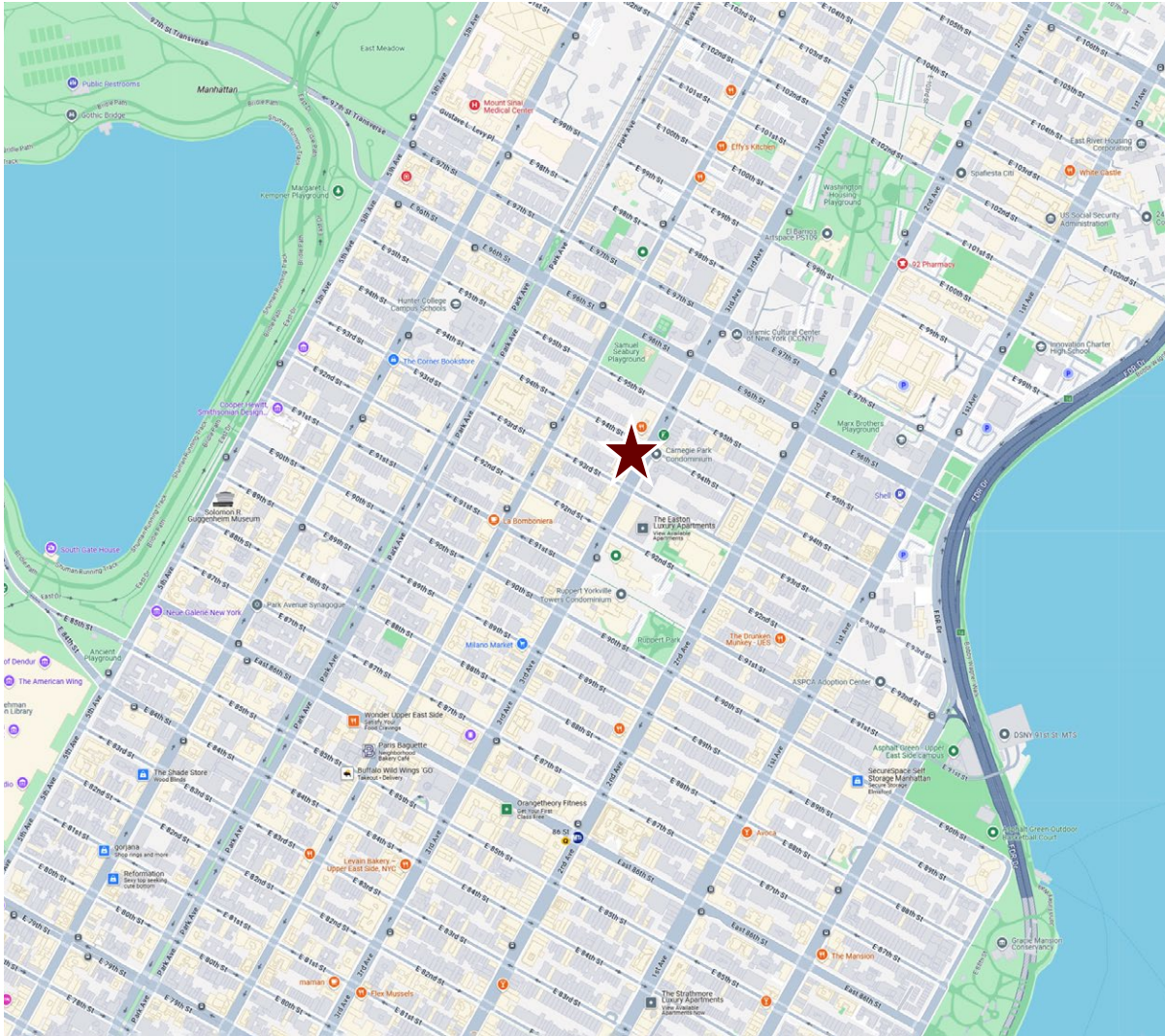




## THE AREA

120 EAST 90TH STREET, #15ADE · NEW YORK, NY

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](http://prusa.com).
- 2. TOUR the property by appointment only.** Please email [buy@prusa.com](mailto:buy@prusa.com) to schedule a tour on:
  - Tuesday, June 10
  - Friday, June 13
  - Wednesday, June 18
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Wednesday, July 9.** 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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The listing broker for the property is Jason Amiran (unique ID number 40AM1093240) with Douglas Elliman (575 Madison Ave, New York, NY 10022). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a 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, Reserve price or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by PRUSA and applies only to the particular date and time of auction, which shall commence and conclude at PRUSA's discretion and 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 Minimum Bid, Reserve price or Starting Bid, or, alternatively, a Suggested Opening Bid, which is not a reserve price but only a suggestion as to where bidding may begin. Any and all bids are subject to the Buyer's Premium indicated herein or elsewhere by PRUSA, which means that the stated Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personalty are excluded unless explicitly stated as otherwise herein or elsewhere by PRUSA. 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.





# LUXURY PROPERTY AUCTIONS

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