

INFORMATION FOR INTENDING BIDDERS

75 BLUFF ROAD

FORT LEE, NEW JERSEY

PROPERTY FEATURES

- Stunning, architecturally-unique home built c. 1947
- Former owners: Albert Anastasia, Del Webb, Buddy Hackett; current owner: Arthur Imperatore
- Beautifully landscaped 1.3-acre park-like grounds at the edge of the Palisades cliffs
- 180-degree views of Hudson River & Manhattan skyline from the George Washington Bridge to lower Manhattan's Freedom Tower
- One of the most desirable addresses in the Metropolitan area
- Minutes from the George Washington Bridge, the Lincoln Tunnel, and Manhattan

PROPERTY: Approx. 51,000 square feet

VIEWS: Approx. 200 feet of unobstructed Hudson River / Manhattan skyline views

HOME: 8,551 square feet

TAXES: Approx. \$82,000

ZONING

The property is located on two adjacent lots, both with river views. It is located in the R-2 (one-family) residential zone, which has a minimum lot size of 7,500 square feet. The large square footage of the property creates for the buyer a number of possibilities, including:

- Expand the footprint of the current house with a large addition, especially to the south and overlooking the river, as of right;
- Expand the current footprint of the current house and/or build another house with river views on the adjacent southern lot, as of right;
- Keep the existing house, subdivide the southern lot into two or three conforming building lots, one with river view, without variances;
- Raze the existing house, subdivide the exiting property into four conforming building lots, two with river views, without variances;
- Raze the existing house, subdivide the property into five building lots, two with river view, with variances.

Ten different possible Concept Plans are available depicting various ways the property can be built upon and/or sub-divided. Naturally, unless these drawings indicate "as of right" (such as those referred to above), any sub-division would be subject to local approval. To receive these Concept Plans, please contact Guernsey's.

THE HOME

GROUND FLOOR

- Outer entrance
- Central Entry Hall
- Living Room
- Sun Room (abutting the Living Room making a single continuous space measuring 43' x 19')
- Extensive glass-enclosed Sun Porch with full River and Manhattan skyline views
- Dining Room
- Wood-paneled Library
- Breakfast Room
- Kitchen
- Butler's Pantry
- Powder Room
- Den
- Bedroom as part of an apartment with separate outer entrance

- Full bath, half-bath
- Many large closets and built-ins

SECOND FLOOR

- Sweeping staircase
- Central landing
- Small Den (or additional bedroom)
- Master Bedroom Suite incl. his/her dressing rooms, sitting room, many large closets, built-ins, sizable bath
- Wood-paneled Den
- Four additional Bedrooms, one with separate exterior staircase
- Enclosed Terrace
- Four full, extensively-tiled Baths
- Full height, large Attic

WOOD-PANELED FULL BASEMENT

- Main entertaining space with Bar and Movie Theater, Projection Room
- Recreation Room (Billiards, Ping Pong)
- Central area
- Kitchen
- Laundry Room
- Spa with Sauna and Hot Tub
- Storage Room
- Work Shop
- Utilities Room
- Bathroom with add'l Beauty Parlor sink

GROUNDS

- Beautiful, mature landscaping
- Substantial estate entry gates leading to lengthy drive and home
- Large Patio with expansive Hudson River & Manhattan skyline views
- In-ground Swimming Pool
- Cabana / changing room
- Pool House
- 2+ car Garage
- Separate additional Kitchen with outdoor entrance
- Outdoor Shower

TERMS OF SALE

AUCTION: Wednesday, June 8, 2016, 2:00pm

LOCATION: At the Property, 75 Bluff Road, Fort Lee, New Jersey

BIDDING: Bidding will be taking place live at the Property. Absentee Bidding by Telephone should be arranged with Guernsey's. Those wishing to bid online can do so via www.liveauctioneers.com. Online bidders are still obligated to follow the Bidder Requirements as specified in the Terms & Conditions posted at www.liveauctioneers.com.

INSPECTION: June 4 - 7 (Saturday - Tuesday), daily 12 noon - 7pm; June 8, 10am until Auction; or by advance appointment with Guernsey's

BIDDER REQUIREMENTS: Bidder must register by signing and submitting to Guernsey's the Bidder Registration & Auction Terms & Conditions posted at www.guernseys.com.

Once bidding is complete and the Buyer is declared, Buyer will be required immediately to execute the Purchase and Sale Contract, Escrow Instructions and other documents reasonably required by the Escrow Agent, and to initiate a wire transfer in the amount of ten percent (10.00%) of the Purchase Price (the "Deposit"), which must be received no later than 3:00 p.m. EDT on June 10, 2016.

TERMS & CONDITIONS: Terms & Conditions for Intending Bidders will appear shortly on this website, be available from Guernsey's and available at the Property during the Inspection. Specific information such as the Escrow Agent's Account (referred to above) will be clearly indicated.

BUYER'S PREMIUM: A Buyer's Premium equal to 10% (ten per cent) will be added to the actual hammer price.

PROMINENT PROPERTIES. Prominent Properties, Sotheby's International Realty, Teaneck, New Jersey is assisting Guernsey's in this transaction. As an alternate to contacting Guernsey's to arrange an advance viewing, please contact Josh Baris at 201-568-5668 or 201-741-4999. Prominent Properties will be assisting with the closing.

GUERNSEY'S

To arrange for a private, advance viewing or for any questions, please contact the auction house.
Guernsey's: 65 East 93rd Street, New York, NY 10021, 212-794-2280