

Sussex* Hardyston Twp.* (2811)

74 Clubhouse Rd*

List Price: \$174,900

Residential Client 2up



MLS#: 3219873 Section: CRYSTAL SPRINGS LP: \$174,900
 Status: A ZN: RESIDENTIAL OLP: \$204,900
 Rms: 5 GRS: HARDYSTON SP:
 Bdrm: 2 MSJR: HARDYSTON LD: 05/06/2015
 FB: 2 HS: WALLKILL UCD:
 HB: 0 Acres: 0.00* CD:
 ZIP: 07419-1279* LtSz: CONDO LOT* ADM: 153
 RZIP: 07419 SqFt: 1350 DOM: 154
 Block: 16.15* CLR: NEUTRAL SDA: Yes
 Lot: 1* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2003 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Development Home, One Floor Unit

Directions: Route 94 to Wild Turkey Way R on Clubhouse Road

Remarks: Corner condo with extra side windows. This condo is in great condition and has vaulted ceiling over the kitchen, dining room and living room. Incredible sunset, mountain and golf course views!

GENERAL INFORMATION

IntFeat: Cathedral Ceiling, High Ceilings, Smoke Detector, Walk-In Closet, Window Treatments
 ExtFeat: Curbs, Deck, Sidewalk, Underground Lawn Sprinkler
 Bsmnt: No / Heat: 1 Unit, Forced Hot Air
 Cool: 1 Unit, Central Air Sewer: Sewer Charge Extra
 Garage: 1 / Built-In Garage Water: Water Charge Extra
 Fuel: Gas-Natural Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$227 / Quarterly FarmAsm: No HmWrnty: No Taxes: \$5,124 / 2014 LndAsmt: \$73,500
 AppFee: \$454 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$124,500
 Other: \$ / Easement: Yes / utilities TotAsmt: \$198,000
 Feelncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal

Sussex* Hardyston Twp.* (2811)

3 Cornwall Ct*

List Price: \$189,900

Residential Client 2up



MLS#: 3232349 Section: Crystal Springs LP: \$189,900
 Status: A* ZN: residential OLP: \$189,900
 Rms: 6 GRS: HARDYSTON SP:
 Bdrm: 3 MSJR: HARDYSTON LD: 06/17/2015
 FB: 2 HS: WALLKILL UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419-1359* LtSz: CONDO UNIT* ADM: 109
 RZIP: 07419 SqFt: 1594 DOM: 112
 Block: 17.6* CLR: natural SDA: No
 Lot: 2* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: 2 Pets: Yes
 Bldg #: YB/Desc/Ren: 2006 / Standing /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Development Home, One Floor Unit

Directions: Rt 23 to Oak St., to Crystal Springs community, right on Cornwall Ct.

Remarks: Crystal Springs !!! SHORT SALE OPPORTUNITY !!! New St. Winnock design, 3 bed., 2 bath, 1 car gar. 2nd floor, end unit, gas fireplace, incredible Quarry water and golf course views, neutral,

GENERAL INFORMATION

IntFeat: Cathedral Ceiling, High Ceilings, Walk-In Closet
 ExtFeat: Deck, Underground Lawn Sprinkler, Thermal Windows/Doors
 Bsmnt: No / Heat: 1 Unit, Forced Hot Air
 Cool: 1 Unit, Central Air Sewer: Public Sewer, Sewer Charge Extra
 Garage: 1 / Attached Garage Water: Public Water, Water Charge Extra
 Fuel: Gas-Natural Utilities: All Underground, Gas-Natural

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$241 / Monthly HmWrnty: Yes Taxes: \$5,354 / 2014 LndAsmt: \$73,500
 AppFee: \$482 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$133,400
 Other: \$ / Easement: Unknown / TotAsmt: \$206,900
 Feelncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal

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**Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx. **

JOHN CERUTTI

Sussex* Hardyston Twp.* (2811)

35 Eagles Nest Ln*

List Price: \$198,900

Residential Client 2up



MLS#: 3197054 Section: Crystal Springs
 Status: A ZN: residential
 Rms: 6 GRS: HARDYSTON
 Bdrm: 3 MSJR: HARDYSTON
 FB: 2 HS: WALLKILL
 HB: 0 Acres: *
 ZIP: 07419-1227* LtSz: CONDO LOT*
 RZIP: 07419 SqFt: 1500
 Block: 17.3* CLR: natural
 Lot: 1.2* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: 2 Pets: Yes
 Bldg #: YB/Desc/Ren: 1998 / Standing /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Development Home, One Floor Unit

LP: \$198,900
 OLP: \$198,900
 SP:
 LD: 02/07/2015
 UCD:
 CD:
 ADM: 238
 DOM: 242
 SDA: No

Directions: Rt 517 to Crystal Springs Rd, 4th left is Eagles Nest Lane

Remarks: Crystal Springs !!! SHORT SALE OPPORTUNITY !!! 2nd floor, 3 bedroom, 2 bath, gas fireplace, great views. Located in the desirable "Cedars" section, the only condo area with its own heated pool.

GENERAL INFORMATION

ExtFeat: Deck, Underground Lawn Sprinkler, Storm Door(s), Thermal Windows/Doors
 Bsmnt: No / Heat: 1 Unit, Forced Hot Air
 Cool: 1 Unit, Central Air Sewer: Public Sewer, Sewer Charge Extra
 Garage: 1 / Attached Garage Water: Public Water, Water Charge Extra
 Fuel: Gas-Natural Utilities: All Underground, Gas-Natural

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$220 / Monthly Taxes: \$5,194 / 2014 LndAsmt: \$77,300
 AppFee: \$440 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$123,400
 Other: \$210 / Quarterly Easement: Unknown / TotAsmt: \$200,700
 Feelncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 2247*

List Price: \$214,900

Residential Client 2up



MLS#: 3146829 Section: Crystal Springs
 Status: A ZN: residential
 Rms: 3 GRS:
 Bdrm: 1 MSJR:
 FB: 1 HS:
 HB: 0 Acres: 0.00
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA*
 RZIP: 07419 SqFt: 638
 Block: 16* CLR: green
 Lot: 1.9* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

LP: \$214,900
 OLP: \$249,900
 SP:
 LD: 06/01/2014
 UCD:
 CD:
 ADM: 491
 DOM: 493
 SDA:

Directions: Route 94 to Wild Turkey Way to top of the hill

Remarks: Great views of the golf course, mountains and putting course. Optional rental program available to help offset costs. Enjoy all the luxuries in this one bedroom condo

GENERAL INFORMATION

ExtFeat: Curbs, Deck
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association
 Garage: 1 / Garage Under, See Remarks Water: Association
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$439 / Monthly FarmAsm: No HmWrnty: No Taxes: \$2,955 / 2013 LndAsmt: \$80,000
 AppFee: \$878 OTP: Condominium TaxRt: 2.374 / 2013 BldAsmt: \$102,100
 Other: \$ / Easement: Unknown / TotAsmt: \$182,100

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

JOHN CERUTTI

Sussex* Hardyston Twp.* (2811)

131 Bourne Cir*

List Price: \$214,900

Residential Client 2up



MLS#: 3214070 Section: Crystal Springs
 Status: A ZN: Residential
 Rms: 5 GRS: HARDYSTON
 BdRm: 2 MSJR: HARDYSTON
 FB: 2 HS: WALLKILL
 HB: 0 Acres: *
 ZIP: 07419-1291* LtSz: CONDO LOT*
 RZIP: 07419 SqFt:
 Block: 16.8* CLR:
 Lot: 1.3* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2002 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: One Floor Unit

LP: \$214,900
 OLP: \$219,900
 SP:
 LD: 04/17/2015
 UCD:
 CD:
 ADM: 172
 DOM: 173
 SDA: Yes

Directions: Rt 94 to Wild Turkey Way to left on Clubhouse to left on Bourne

Remarks: Great Crystal Springs 2 bedroom, 2 full bath, one car garage condominium home. Fireplace in living room. Enjoy expansive west views of mountains and sunsets from your deck!

GENERAL INFORMATION

Bsmnt: No / Heat: 1 Unit, Forced Hot Air
 Cool: 1 Unit, Central Air Sewer: Public Sewer, Sewer Charge Extra
 Garage: 1 / Built-In Garage, Garage Door Opener Water: Public Water, Water Charge Extra
 Fuel: Gas-Natural Utilities: All Underground
 LivRm: / Second DinRm: / Second Kitch: / Second Den: / FamRm: /
 Mstr: / Second Bed2: / Second

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$255 / Monthly Taxes: \$5,359 / 2014 LndAsmt: \$73,500
 AppFee: \$510 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$133,600
 Other: \$ / One Time Easement: Unknown / TotAsmt: \$207,100
 Feelnc: Maintenance-Common Area, Maintenance-Exterior, Snow Removal

Sussex* Hardyston Twp.* (2811)

87 Bourne CI

List Price: \$219,900

Residential Client 2up



MLS#: 3224695 Section: Crystal Springs
 Status: A ZN: Residential
 Rms: 5 GRS: HARDYSTON
 BdRm: 3 MSJR: HARDYSTON
 FB: 2 HS: WALLKILL
 HB: 0 Acres: *
 ZIP: 07419* LtSz: CONDO LOT*
 RZIP: 07419 SqFt:
 Block: 16.8* CLR:
 Lot: 1.3* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2002 / /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: One Floor Unit, Townhouse-End Unit

LP: \$219,900
 OLP: \$229,900
 SP:
 LD: 05/22/2015
 UCD:
 CD:
 ADM: 137
 DOM: 138
 SDA: Yes

Directions: Crystal Springs to R Clubhouse to R Bourne Go Left 1st Bldg on L

Remarks: Great Opportunity to Live in Crystal Springs! Cathedral Ceilings, 2 Decks One Off Master Bedroom!, Oak Kitchen and More! Vacation or Year Round This Unit is Right For You!

GENERAL INFORMATION

ExtFeat: Deck Heat: Forced Hot Air
 Bsmnt: No / Sewer: Public Sewer, Sewer Charge Extra
 Cool: Central Air Water: Public Water, Water Charge Extra
 Garage: 1 / Built-In Garage Utilities: Electric, Gas-Natural
 Fuel: Gas-Natural
 LivRm: 20x12 / Second DinRm: 15x10 / Second Kitch: 17x11 / Second Den: / FamRm: /
 Mstr: 15x12 / Second Bed2: 14x10 / Second

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$255 / Monthly Taxes: \$5,445 / 2014 LndAsmt: \$70,000
 AppFee: \$510 OTP: Fee Simple TaxRt: 2.588 / 2014 BldAsmt: \$140,400
 Other: \$ / One Time Easement: Yes / common areas TotAsmt: \$210,400
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Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 447

List Price: \$224,900

Residential Client 2up



MLS#: 3253570 Section: Crystal Springs LP: \$224,900
 Status: A* ZN: Residential OLP: \$224,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 09/16/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: 0.00* CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 21
 RZIP: 07419 SqFt: 638 DOM: 21
 Block: 16* CLR: green SDA:
 Lot: 1.9* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Hotel

Remarks: Great views of the golf course, mountains and putting course. This one bedroom condo is on a high floor and has a fantastic rental history. Enjoy all the luxuries in this one bedroom condo

GENERAL INFORMATION

ExtFeat: Curbs, Deck Heat: 2 Units, Heat Pump
 Bsmnt: No / Sewer: Association
 Cool: 2 Units, Heat Pump Water: Association
 Garage: 1 / Garage Parking, See Remarks Utilities: All Underground
 Fuel: Electric

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$439 / Monthly Taxes: \$5,230 / 2015 LndAsmt: \$100,000
 AppFee: \$878 OTP: Condominium TaxRt: 2.588 / 2015 BldAsmt: \$102,100
 Other: \$ / Easement: Yes / hallways TotAsmt: \$202,100

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 2203*

List Price: \$229,900

Residential Client 2up



MLS#: 3215602 Section: Crystal Springs LP: \$229,900
 Status: A ZN: Residential OLP: \$234,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 04/23/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 166
 RZIP: 07419 SqFt: 638 DOM: 167
 Block: 16* CLR: Brwn/Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: 203 GSMLS.com:Yes
 Floor #: 2 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Development Home, Hi-Rise, One Floor Unit

Directions: Route 23N/S to Route 94; 1 mile to right turn onto Wild Turkey Way - Crystal Springs Resort; straight up to Grand Cascades Lodge.
Remarks: One bedroom, fully furnished condo with Mountain views and easy access to the elevator, Biosphere Pool and Elements Spa. FULLY EQUIPPED! Master Bedroom with king size Tempurpedic mattress and

GENERAL INFORMATION

IntFeat: Carbon Monoxide Detector, Smoke Detector, Window Treatments
 ExtFeat: Curbs, Patio, Sidewalk, Thermal Windows/Doors
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association, Public Sewer
 Garage: 1 / Garage Under, See Remarks Water: Association, Public Water
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$424 / Monthly FarmAsm: No HmWrnty: No Taxes: \$4,712 / 2014 LndAsmt: \$80,000
 AppFee: \$848 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$102,100
 Other: \$ / One Time Easement: Unknown / TotAsmt: \$182,100

FeelncI: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

44 Bourne Cir*

List Price: \$229,900

Residential Client 2up



MLS#: 3228006 Section: Crystal Springs
 Status: A ZN: Residential
 Rms: 6 GRS: HARDYSTON
 Bdrm: 3 MSJR: HARDYSTON
 FB: 2 HS: WALLKILL
 HB: 0 Acres: *
 ZIP: 07419-1290* LtSz: CONDO LOT*
 RZIP: 07419 SqFt: 1495
 Block: 16.7* CLR: Tan
 Lot: 1.3* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2001 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: One Floor Unit

LP: \$229,900
 OLP: \$229,900
 SP:
 LD: 06/03/2015
 UCD:
 CD:
 ADM: 125
 DOM: 126
 SDA:

Directions: Route 94 to Wild Turkey Way to Right on Clubhouse to Left on Bourne

Remarks: Beautiful Crystal Springs 3 bedroom, 2 bath condominium home. Features vaulted ceiling, deck off of living room/dining area and private deck off of master suite.. Great views from this home! One car

GENERAL INFORMATION

IntFeat: Carbon Monoxide Detector, High Ceilings, Smoke Detector, Walk-In Closet
 Bsmnt: No / Heat: 1 Unit, Forced Hot Air
 Cool: 1 Unit, Central Air Sewer: Public Sewer, Sewer Charge Extra
 Garage: 1 / Attached Garage, Garage Door Opener Water: Public Water, Water Charge Extra
 Fuel: Gas-Natural Utilities: All Underground
 LivRm: 17x14 / DinRm: 10x10 / Kitch: 17x10 / Den: / FamRm: /
 Mstr: 15x13 / Bed2: 12x12 / Bed3: 11x11 /

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$255 / Monthly Taxes: \$5,659 / 2014 LndAsmt: \$73,500
 AppFee: \$510 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$145,200
 Other: \$ / One Time Easement: Unknown / TotAsmt: \$218,700
 Feelncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal

Sussex* Hardyston Twp.* (2811)

89 BOURNE CI*

List Price: \$239,000

Residential Client 2up



MLS#: 3220998 Section: Crystal Springs
 Status: A ZN: Res
 Rms: 8 GRS:
 Bdrm: 3 MSJR:
 FB: 3 HS: WALLKILL
 HB: 0 Acres: *
 ZIP: 07419* LtSz: CONDO LOT*
 RZIP: SqFt:
 Block: 16.8* CLR:
 Lot: 1.3* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2001 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: First Floor Unit, One Floor Unit, Townhouse-Interior

LP: \$239,000
 OLP: \$249,900
 SP:
 LD: 05/09/2015
 UCD:
 CD:
 ADM: 148
 DOM: 151
 SDA: Yes

Directions: Rt 94N to R on Wild Turkey Way, R on Clubhouse, L on Bourne

Remarks: Spacious first floor unit w/3 BRs, 3 full baths, finished basement. Upgraded EIK w/cherry cabinets, Corian counters. HW flrs in DR, LR. Ample parking in extra-spacious driveway plus one-car garage!

GENERAL INFORMATION

IntFeat: Security System, Walk-In Closet
 ExtFeat: Deck
 Bsmnt: Yes / Finished, Full Heat: Forced Hot Air
 Cool: Central Air Sewer: Public Sewer
 Garage: 1 / Attached Garage Water: Public Water
 Fuel: Gas-Natural Utilities: All Underground, Electric, Gas-Natural
 LivRm: 16x14 / First DinRm: 12x10 / First Kitch: 16x12 / First Den: / FamRm: 21x18 / Basement
 Mstr: 13x12 / First Bed2: 14x12 / First Bed3: 10x10 / First
 Rec Room : 24x13/Basement : / : /

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$244 / Monthly FarmAsmt: No HmWrnty: No Taxes: \$6,601 / 2014 LndAsmt: \$70,000
 AppFee: \$455 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$185,100
 Other: \$ / Easement: Unknown / TotAsmt: \$255,100
 Feelncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal

Sussex* Hardyston Twp.* (2811)

32 Bramble Ct*

List Price: \$239,900

Residential Client 2up



MLS#: 3256249 Section: Crystal Springs
 Status: A ZN:
 Rms: 6 GRS: HARDYSTON
 Bdrm: 3 MSJR: HARDYSTON
 FB: 2 HS: WALLKILL
 HB: 0 Acres: 0.00
 ZIP: 07419-1240* LtSz: CONDO LOT*
 RZIP: 07419 SqFt:
 Block: 16* CLR: Tan
 Lot: 1.41* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2005 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: One Floor Unit, Townhouse-Interior

LP: \$239,900
 OLP: \$239,900
 SP:
 LD: 09/28/2015
 UCD:
 CD:
 ADM: 9
 DOM: 9
 SDA: Yes

Directions: Route 23 to Oak Street. Left on Bramble to #32

Remarks: Immaculate 3 BR 2 Bath Condominium. Open Floor Plan. Recessed Lighting and Cathedral Ceiling. One Car Garage.

GENERAL INFORMATION

IntFeat: Carbon Monoxide Detector, Cathedral Ceiling, High Ceilings, Fire Extinguisher, Smoke Detector
 ExtFeat: Curbs, Deck
 Bsmnt: No / Heat: Forced Hot Air
 Cool: Ceiling Fan, Central Air Sewer: Public Sewer, Sewer Charge Extra
 Garage: 1 / Built-In Garage Water: Public Water, Water Charge Extra
 Fuel: Gas-Natural Utilities: Electric
 LivRm: 16x15 / DinRm: 14x11 / Kitch: 15x11 / Den: / FamRm: /
 Mstr: 15x13 / Bed2: 12x12 / Bed3: 11x11 /

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$275 / Monthly Taxes: \$4,958 / 2015 LndAsmt: \$65,000
 AppFee: \$550 OTP: Condominium TaxRt: 2.588 / 2015 BldAsmt: \$126,600
 Other: \$210 / Quarterly Easement: Unknown / TotAsmt: \$191,600
 Feelncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal

Sussex* Hardyston Twp.* (2811)

62 Clubhouse Rd*

List Price: \$243,888

Residential Client 2up



MLS#: 3223725 Section: CRYSTAL SPRINGS
 Status: A ZN:
 Rms: 6 GRS:
 Bdrm: 3 MSJR:
 FB: 2 HS:
 HB: 0 Acres: *
 ZIP: 07419-1278* LtSz: CONDO LOT*
 RZIP: 07419 SqFt:
 Block: 16.15* CLR:
 Lot: 1* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2003 / Standing /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: One Floor Unit, Townhouse-End Unit

LP: \$243,888
 OLP: \$243,888
 SP:
 LD: 05/19/2015
 UCD:
 CD:
 ADM: 140
 DOM: 141
 SDA: Yes

Directions: Rt 80 West to Rt 23 No Right on Rt 94 No to Entrance to Crystal Springs Right on Wild Turkey To Right on Clubhouse to # 62 on Right.

Remarks: Amazing views from the decks. Well kept upper floor end unit. Open floor plan, Kitchen w/ breakfast bar, separate dining area looking out to the deck, Kitchen & Bathrooms w/ceramic tile floors.

GENERAL INFORMATION

IntFeat: Carbon Monoxide Detector, Cathedral Ceiling, High Ceilings, Smoke Detector, Walk-In Closet
 ExtFeat: Deck
 Bsmnt: No / Heat: 1 Unit, Forced Hot Air
 Cool: 1 Unit Sewer: Public Sewer
 Garage: 1 / Built-In Garage Water: Public Water
 Fuel: Gas-Natural Utilities: Electric
 LivRm: 16x16 / Second DinRm: 10x10 / Second Kitch: 16x09 / Second Den: / FamRm: /
 Mstr: 15x13 / Second Bed2: 12x12 / Second Bed3: 10x10 / Second
 Foyer: /Second :/ :/ :/

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$227 / Monthly FarmAsmt: No HmWrnty: No Taxes: \$5,240 / 2014 LndAsmt: \$73,500
 AppFee: \$395 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$129,000
 Other: \$ / Easement: No / TotAsmt: \$202,500

Sussex* Hardyston Twp.* (2811)

8 Tillbrook Ct*

List Price: \$244,900

Residential Client 2up



MLS#: 3235138 Section: Crystal Springs
 Status: A ZN: residential
 Rms: 6 GRS: HARDYSTON
 Bdrm: 3 MSJR: HARDYSTON
 FB: 2 HS: WALLKILL
 HB: 0 Acres: 0.00
 ZIP: 07419-1360* LtSz: CONDO UNIT*
 RZIP: 07419 SqFt: 1495
 Block: 17.6* CLR: neutral
 Lot: 3* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2006 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse

LP: \$244,900
 OLP: \$254,900
 SP:
 LD: 06/29/2015
 UCD:
 CD:
 ADM: 98
 DOM: 100
 SDA: Yes

Style: Development Home, One Floor Unit

Directions: Route 94 to Wild Turkey Way to R on Clubhouse Rd to L onto Tillbrook Ct

Remarks: Great location and views from this three bedroom, two full bathroom, one car garage ground floor condominium. Enjoy sitting on your covered deck overlooking the mountains and golf course. Immaculate

GENERAL INFORMATION

IntFeat: Window Treatments
 ExtFeat: Curbs, Deck, Sidewalk, Storm Door(s)
 Bsmnt: No / Crawl Space Heat: 1 Unit, Forced Hot Air
 Cool: 1 Unit, Central Air Sewer: Public Sewer, Sewer Charge Extra
 Garage: 1 / Attached Garage, Garage Door Opener Water: Public Water, Water Charge Extra
 Fuel: Gas-Natural Utilities: All Underground
 LivRm: / First DinRm: / First Kitch: / First Den: / FamRm: /
 Mstr: / First Bed2: / First Bed3: / First

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$255 / Monthly FarmAsm: No HmWrnty: No Taxes: \$5,124 / 2014 LndAsmt: \$70,000
 AppFee: \$510 OTP: Condominium TaxRt: 2.588 / 2014 BidAsmt: \$128,000
 Other: \$ / Easement: Unknown / TotAsmt: \$198,000
 Feelncl: Maintenance-Common Area, Maintenance-Exterior, Trash Collection

Sussex* Hardyston Twp.* (2811)

107 BOURNE CIRCLE

List Price: \$248,500

Residential Client 2up



MLS#: 3236126 Section: CRYSTAL SPRINGS
 Status: A ZN:
 Rms: 6 GRS: HARDYSTON
 Bdrm: 3 MSJR: HARDYSTON
 FB: 2 HS: WALLKILL
 HB: 0 Acres: *
 ZIP: 07419* LtSz: CONDO LOT*
 RZIP: 07419 SqFt:
 Block: 16.8* CLR:
 Lot: 1.3* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2001 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse

LP: \$248,500
 OLP: \$266,800
 SP:
 LD: 07/02/2015
 UCD:
 CD:
 ADM: 95
 DOM: 97
 SDA: Yes

Style: One Floor Unit

Directions: Route 94 to Wild Turkey Way to RIGHT on Clubhouse to LEFT on Bourne Circle

Remarks: Crystal Springs Maintenance Free Living at an Affordable Price. Like New Very Well Maintained and Cared for. Beautiful Sun Filled Home Move in Ready, Customized Extra Storage for Storing Ease,

GENERAL INFORMATION

ExtFeat: Curbs, Deck, Underground Lawn Sprinkler, Storm Door(s), Storm Window(s), Tennis Courts, Thermal Windows/Doors
 Bsmnt: No / Heat: 1 Unit
 Cool: 1 Unit Sewer: Sewer Charge Extra
 Garage: 1 / Attached Garage Water: Association
 Fuel: Gas-Natural Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$227 / Monthly OTP: Condominium Taxes: \$4,851 / 2014 LndAsmt: \$70,000
 AppFee: \$454 Easement: Unknown / TaxRt: 2.588 / 2014 BidAsmt: \$133,800
 Other: \$ / Feelncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection TotAsmt: \$203,800

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

JOHN CERUTTI

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 2235*

List Price: \$249,000

Residential Client 2up



MLS#: 3189645 Section: Crystal Springs LP: \$249,000
 Status: A ZN: Residential OLP: \$249,000
 Rms: 3 GRS: HARDYSTON SP:
 Bdrm: 1 MSJR: HARDYSTON LD: 12/27/2014
 FB: 1 HS: WALLKILL UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 281
 RZIP: 07419 SqFt: DOM: 284
 Block: 16* CLR: Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: 235 GSMLS.com:Yes
 Floor #: 2 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascade Lodge

Remarks: One bedroom fully furnished condo close to the elevator. Sit on your deck and overlook the mountains and natural turf 18 hole putting course and incredible landscaping.

GENERAL INFORMATION

IntFeat: Carbon Monoxide Detector, Smoke Detector, Whirlpool, Window Treatments
 ExtFeat: Curbs, Patio, Sidewalk
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association, Public Sewer
 Garage: 1 / Garage Under Water: Association, Public Water
 Fuel: Electric Utilities: All Underground, See Remarks

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$439 / Monthly FarmAsm: No HmWrnty: Yes Taxes: \$4,712 / 2014 LndAsmt: \$80,000
 AppFee: \$878 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$102,100
 Other: \$ / Easement: Yes / Hall Ways TotAsmt: \$182,100
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex Hardyston Twp. (2811)

85 BOURNE CI*

List Price: \$249,900

Residential Client 2up



MLS#: 3237740 Section: Crystal Springs LP: \$249,900
 Status: A ZN: Residential OLP: \$269,000
 Rms: 9 GRS: HARDYSTON SP:
 Bdrm: 3 MSJR: HARDYSTON LD: 07/10/2015
 FB: 3 HS: WALLKILL UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419* LtSz: CONDO LOT* ADM: 87
 RZIP: 07419 SqFt: DOM: 89
 Block: 16.8* CLR: TAN SDA: Yes
 Lot: 1.3* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2002 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: First Floor Unit, Multi Floor Unit, Townhouse-End Unit

Directions: Rt 23 N rgt Rt 94 to Wild Turkey Way rgt Clubhouse to Bourne or Rt. 517 to L on Crystal Springs Rd., R on Clubhouse Rd., R on Bourne Circle

Remarks: CRYSTAL SPRINGS , BEAUTIFUL SETTING , PICTURE PERFECT LEVEL LANDSCAPED CORNER LOT, EASY LIVING FLOOR PLAN, w/ EVERYTHING ON FIRST FLOOR (no steps) plus FANTASTIC FINISHED BASEMENT w/ FULL BATH ,

GENERAL INFORMATION

IntFeat: Fire Alarm Sys, Blinds, Carbon Monoxide Detector, Fire Extinguisher, Security System, Shades, Smoke Detector, Walk-In Closet, Window Treatments
 ExtFeat: Deck, Patio, Underground Lawn Sprinkler, Tennis Courts, Thermal Windows/Doors
 Bsmnt: Yes / Finished, Full Heat: 1 Unit, Forced Hot Air
 Cool: 1 Unit, Ceiling Fan, Central Air Sewer: Public Sewer
 Garage: 1 / Attached Garage, Garage Door Opener Water: Public Water
 Fuel: Gas-Natural Utilities: Electric, Gas-Natural
 LivRm: 16x18 / DinRm: 10x12 / First Kitch: 16x10 / First Den: 10x10 / Basement FamRm: 18x40 / Basement
 Mstr: 13x15 / First Bed2: 12x12 / First Bed3: 11x11 / First
 Laundry Room : 10x5/First Workshop : 12x16/Basement Foyer: 12x6/First Storage Room: 9x9/Basement

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$244 / Monthly Taxes: \$6,496 / 2014 LndAsmt: \$70,000
 AppFee: \$455 OTP: Fee Simple TaxRt: 2.588 / 2014 BldAsmt: \$198,200
 Other: \$ / Easement: Unknown / TotAsmt: \$268,200
 Feelncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection

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**Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx. **

JOHN CERUTTI

Sussex* Hardyston Twp.* (2811)

25 Bourne Circle

List Price: \$254,900

Residential Client 2up



MLS#: 3221372 Section: Crystal Springs LP: \$254,900
 Status: A ZN: residential OLP: \$267,400
 Rms: 10 GRS: HARDYSTON SP:
 Bdrm: 3 MSJR: HARDYSTON LD: 05/11/2015
 FB: 3 HS: WALLKILL UCD:
 HB: 0 Acres: 0.18 CD:
 ZIP: 07419-1606* LtSz: CONDO LOT* ADM: 148
 RZIP: 07419 SqFt: 2600 DOM: 149
 Block: 16.6* CLR: TAN SDA: Yes
 Lot: 1.3* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2000 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse

Style: Multi Floor Unit, Townhouse-End Unit

Directions: Rt 287 or Rt 80 to Rt 23 North or Rt 15 to Rt 94 to CRYSTAL SPRINGS RESORT GOLF COMMUNITY ,take Wild Turkey Way to RGT Clubhouse to 25 BOURNE CIRCLE

Remarks: LIVE THE MAINTENANCE FREE DREAM ! STUNNING & BEST LOC ON THE 8TH GOLF HOLE OF CRYSTAL SPRINGS ,SUNSET VIEWS! IMMACULATE 3 BR, 3 FULL BATH END UNIT w/GARAGE & WALKOUT BSMNT! MUST SEE TO APPRECIATE!

GENERAL INFORMATION

IntFeat: Blinds, Carbon Monoxide Detector, Drapes, Fire Extinguisher, Shades, Smoke Detector, Walk-In Closet, Window Treatments
 ExtFeat: Deck, Open Porch(es), Patio, Thermal Windows/Doors, Workshop
 Bsmnt: Yes / Finished, Full, Walkout Heat: Forced Hot Air
 Cool: Central Air Sewer: Public Sewer
 Garage: 1 / Attached Garage, Garage Door Opener Water: Public Water
 Fuel: Gas-Natural Utilities: All Underground, Electric, Gas-Natural
 LivRm: 17x11 / First DinRm: 10x15 / First Kitch: 17x11 / First Den: / FamRm: 26x20 / Basement
 Mstr: 18x14 / First Bed2: 13x10 / First Bed3: 21x17 / Basement
 Foyer : 7x6/First Laundry Room : 9x6/First Workshop: 14x7/Basement Storage Room: 15x5/Basement

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$244 / Monthly HmWrnty: No Taxes: \$6,159 / 2014 LndAsmt: \$73,500
 AppFee: \$455 OTP: Fee Simple TaxRt: 2.588 / 2014 BldAsmt: \$194,600
 Other: \$ / Easement: Unknown / TotAsmt: \$268,100
 Feelnc: Maintenance-Common Area, Maintenance-Exterior

Sussex* Hardyston Twp.* (2811)

43 BOURNE CI*

List Price: \$259,900

Residential Client 2up



MLS#: 3249920 Section: crystal springs LP: \$259,900
 Status: A ZN: res OLP: \$259,900
 Rms: 7 GRS: HARDYSTON SP:
 Bdrm: 2 MSJR: HARDYSTON LD: 09/01/2015
 FB: 2 HS: WALLKILL UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419* LtSz: CONDO LOT* ADM: 36
 RZIP: SqFt: 1500 DOM: 36
 Block: 16.6* CLR: SDA: Yes
 Lot: 1.3* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2001 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse

Style: One Floor Unit, Townhouse-End Unit

Directions: route 94 to wild turkey way to right on clubhouse to left on bourne cir.

Remarks: Amazing views of sunset, mountains and golf course.This 3 bedroom,two full bathroom has vaulted ceilings,open kitchen /dining/living rooms with decks off dining room and master suite.

GENERAL INFORMATION

ExtFeat: Deck, Tennis Courts, Thermal Windows/Doors
 Bsmnt: No / Heat: 1 Unit, Forced Hot Air
 Cool: 1 Unit, Central Air Sewer: Public Sewer, Sewer Charge Extra
 Garage: 1 / Attached Garage, Garage Door Opener Water: Public Water, Water Charge Extra
 Fuel: Gas-Natural Utilities: All Underground, Electric, Gas-Natural
 LivRm: 17x14 / Second DinRm: 10x10 / Second Kitch: 17x10 / Second Den: / FamRm: /
 Mstr: 15x13 / Second Bed2: 12x12 / Second Bed3: 11x11 / Second

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$255 / Monthly FarmAsm: No HmWrnty: No Taxes: \$5,652 / 2015 LndAsmt: \$73,500
 AppFee: \$510 OTP: Condominium TaxRt: 2.588 / 2015 BldAsmt: \$144,900
 Other: \$ / One Time Easement: Unknown / TotAsmt: \$218,400

Sussex* Hardyston Twp.* (2811)

42 Clubhouse Rd*

List Price: \$259,900

Residential Client 2up



MLS#: 3250361 Section: Crystal Springs
 Status: A ZN: Residential
 Rms: 6 GRS: HARDYSTON
 Bdrm: 3 MSJR: HARDYSTON
 FB: 2 HS: WALLKILL
 HB: 0 Acres: 0.00
 ZIP: 07419-1277* LtSz: CONDO LOT*
 RZIP: 07419 SqFt: 1500
 Block: 16.15* CLR: Beige
 Lot: 1* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2003 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Development Home, One Floor Unit

LP: \$259,900
 OLP: \$259,900
 SP:
 LD: 09/02/2015
 UCD:
 CD:
 ADM: 35
 DOM: 35
 SDA: Yes

Directions: Route 94 to Wild Turkey to R on Clubhouse Rd

Remarks: Choose between two covered decks to sit and enjoy incredible sunsets. This Three bedroom, two full bathroom condo looks has gorgeous floors, gas fireplace with marble surround, double French glass

GENERAL INFORMATION

IntFeat: High Ceilings, Smoke Detector
 ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No /
 Cool: 1 Unit, Central Air
 Garage: 1 / Attached Garage, Garage Door Opener
 Fuel: Gas-Natural
 LivRm: / Second DinRm: / Second Kitch: / Second Den: / FamRm: /
 Mstr: / Second Bed2: / Second Bed3: / Second

Heat: 1 Unit, Forced Hot Air
 Sewer: Public Sewer, Sewer Charge Extra
 Water: Public Water, Water Charge Extra
 Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$300 / Monthly Taxes: \$5,538 / 2015 LndAsmt: \$77,000
 AppFee: \$600 OTP: Condominium TaxRt: 2.588 / 2015 BidAsmt: \$137,000
 Other: \$ / Easement: Unknown / TotAsmt: \$214,000

Sussex* Hardyston Twp.* (2811)

6 Tillbrook Ct*

List Price: \$259,900

Residential Client 2up



MLS#: 3253658 Section: Crystal Springs
 Status: A ZN: Residential
 Rms: 6 GRS: HARDYSTON
 Bdrm: 3 MSJR: HARDYSTON
 FB: 2 HS: WALLKILL
 HB: 0 Acres: *
 ZIP: 07419-1360* LtSz: CONDO UNIT*
 RZIP: 07419 SqFt: 1550
 Block: 17.6* CLR: Neutral
 Lot: 3* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Multi Floor Unit

LP: \$259,900
 OLP: \$259,900
 SP:
 LD: 09/16/2015
 UCD:
 CD:
 ADM: 21
 DOM: 21
 SDA: Yes

Directions: Route 94 to Wild Turkey Way to Right on Clubhouse to Left on Tillbrook Court

Remarks: Beautiful St. Winnock design condominium home. 3 Bedrooms, 2 full baths, one car garage. Kitchen with center island, vaulted ceiling and open floor plan living space. Gas fireplace in living room.

GENERAL INFORMATION

IntFeat: Carbon Monoxide Detector, High Ceilings, Walk-In Closet
 ExtFeat: Curbs, Deck
 Bsmnt: No /
 Cool: 1 Unit, Central Air
 Garage: 1 / Attached Garage
 Fuel: Gas-Natural
 LivRm: 26x19 / Second DinRm: 12x10 / Second Kitch: 20x12 / Second Den: / FamRm: /
 Mstr: 16x13 / Second Bed2: 12x12 / Second Bed3: 13x11 / Second

Heat: 1 Unit, Forced Hot Air
 Sewer: Public Sewer, Sewer Charge Extra
 Water: Public Water, Water Charge Extra
 Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$255 / Monthly Taxes: \$5,188 / 2015 LndAsmt: \$73,500
 AppFee: \$510 OTP: Condominium TaxRt: 2.588 / 2015 BidAsmt: \$127,000
 Other: \$ / One Time Easement: Unknown / TotAsmt: \$200,500
 FeeIncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 4406*

List Price: \$259,900

Residential Client 2up



MLS#: 3256538 Section: Crystal Springs LP: \$259,900
 Status: A ZN: Residential OLP: \$259,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 09/28/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: 0.00 CD:
 ZIP: 07419-1266* LtSz: 0.4001% COMM AREA* ADM: 8
 RZIP: 07419 SqFt: 755 DOM: 9
 Block: 16* CLR: Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascades Lodge

Remarks: Larger one bedroom condominium with Valley views. This fully furnished one bedroom (Waters Edge) has wood floors, heated ceramic tile bathroom floor, stainless steel appliances, sleeper sofa, stone

GENERAL INFORMATION

ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association
 Garage: 1 / Garage Under, See Remarks Water: Association
 Fuel: Electric, Gas-Natural Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$516 / Monthly FarmAsm: No HmWrnty: No Taxes: \$5,522 / 2015 LndAsmt: \$100,000
 AppFee: \$1,032 OTP: Condominium TaxRt: 2.588 / 2015 BldAsmt: \$113,400
 Other: \$ / Easement: Unknown / TotAsmt: \$213,400
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

25 Caleb Ct*

List Price: \$265,000

Residential Client 2up



MLS#: 3204387 Section: Crystal Springs LP: \$265,000
 Status: A ZN: OLP: \$265,000
 Rms: 8 GRS: HARDYSTON SP:
 Bdrm: 4 MSJR: HARDYSTON LD: 03/12/2015
 FB: 3 HS: WALLKILL UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419-1255* LtSz: CONDO LOT* ADM: 207
 RZIP: 07419 SqFt: 2600 DOM: 209
 Block: 16.1* CLR: Beige SDA: Yes
 Lot: 1.2* CL: Yes
 Unit #: 25 GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2000 / Standing /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Development Home, First Floor Unit, Multi Floor Unit

Directions: Rt 517 to LEFT at Crystal Sprngs Rd; 3rd RT to Harker Hill, then 1st RT to Caleb Court cul-de-sac.

Remarks: SPACIOUS & BRIGHT END-UNIT CONDO - OPEN floor plan; NO STEPS to entrance. Main living area w/2 BDRMS, LR,DR,KITCH. Lower level with ADD'L TWO bdrms, FULL bath & LG OPEN FAM RM w/walk-out to patio!

GENERAL INFORMATION

IntFeat: Blinds, Carbon Monoxide Detector, Fire Extinguisher, Smoke Detector, Walk-In Closet
 ExtFeat: Deck, Patio
 Bsmnt: Yes / Finished, Full, Walkout Heat: 1 Unit, Forced Hot Air
 Cool: 1 Unit, Central Air Sewer: Public Sewer, Sewer Charge Extra
 Garage: 1 / Attached Garage, Garage Door Opener Water: Public Water, Water Charge Extra
 Fuel: Gas-Natural Utilities: All Underground, Electric, Gas-Natural
 LivRm: 17x12 / First DinRm: 15x9 / First Kitch: 21x10 / First Den: / FamRm: / Basement
 Mstr: 15x13 / First Bed2: / First Bed3: / Basement Bed4: / Basement
 See Remarks : /Basement See Remarks : /Basement See Remarks : /Basement Bathroom: /Basement

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$220 / Monthly Taxes: \$6,134 / 2014 LndAsmt: \$70,000
 AppFee: \$440 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$164,500
 Other: \$210 / Quarterly Easement: Unknown / TotAsmt: \$234,500
 Feelncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

JOHN CERUTTI

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 4417*

List Price: \$269,900

Residential Client 2up



MLS#: 3228947 Section: Crystal Springs LP: \$269,900
 Status: A ZN: Recreation OLP: \$285,000
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 06/05/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: 0.00 CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 123
 RZIP: 07419 SqFt: 638 DOM: 124
 Block: 16* CLR: Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascades Lodge Condo Hotel

Remarks: Top floor one bedroom fully furnished condominium with high ceilings. Enjoy top of the line luxury with everything included. The kitchen has hardwood floors, granite tops, stainless steel appliances,

GENERAL INFORMATION

IntFeat: Blinds, Cathedral Ceiling, High Ceilings, Whirlpool, Window Treatments
 ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association
 Garage: 1 / Garage Under Water: Association
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$439 / Monthly FarmAsm: No HmWrnty: Yes Taxes: \$5,230 / 2014 LndAsmt: \$100,000
 AppFee: \$878 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$102,100
 Other: \$ / Easement: Unknown / TotAsmt: \$202,100
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

4 Clubhouse Rd*

List Price: \$279,900

Residential Client 2up



MLS#: 3252705 Section: Crystal Springs LP: \$279,900
 Status: A ZN: Residential OLP: \$279,900
 Rms: 7 GRS: HARDYSTON SP:
 Bdrm: 3 MSJR: HARDYSTON LD: 09/11/2015
 FB: 3 HS: WALLKILL UCD:
 HB: 0 Acres: 0.00* CD:
 ZIP: 07419-1259* LtSz: CONDO LOT* ADM: 25
 RZIP: 07419 SqFt: 2800 DOM: 26
 Block: 16.15* CLR: Beige SDA: Yes
 Lot: 1* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Yes
 Bldg #: YB/Desc/Ren: 2003 / /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Development Home, Multi Floor Unit, Townhouse-End Unit

Directions: Rt. 23, R on 94N, R on Wild Turkey Way, R Clubhouse Rd., 1st building on Right

Remarks: IMMACULATE WELL KEPT 3 BEDROOM PRIVATE END UNIT CONDO WITH BEAUTIFUL GOLF & SUNSET VIEWS! Hardwood floors and lots of upgrades. 2 decks & extra windows. Poss 4th bedroom on lower level. A must see!

GENERAL INFORMATION

IntFeat: Carbon Monoxide Detector, Security System, Smoke Detector, Walk-In Closet
 ExtFeat: Deck, Patio, Underground Lawn Sprinkler, Thermal Windows/Doors
 Bsmnt: Yes / Finished, Full, Walkout Heat: Forced Hot Air, Multi-Zone
 Cool: Central Air, Multi-Zone Cooling Sewer: Sewer Charge Extra
 Garage: 1 / Attached Garage Water: Water Charge Extra
 Fuel: Gas-Natural Utilities: All Underground
 LivRm: 16x17 / First DinRm: 10x10 / First Kitch: 10x16 / First Den: / FamRm: / First
 Mstr: 15x13 / First Bed2: 12x12 / First Bed3: 11x11 / First Bed4: / Basement
 Office: /Basement : / : / : /

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$241 / Monthly FarmAsm: No Taxes: \$6,616 / 2015 LndAsmt: \$70,000
 AppFee: \$482 OTP: Condominium TaxRt: 2.612 / 2015 BldAsmt: \$183,300
 Other: \$ / Monthly Easement: Yes / Utilities TotAsmt: \$253,300
 Feelncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal

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**Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx. **

JOHN CERUTTI

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 4457*

List Price: \$284,900

Residential Client 2up



MLS#: 3238461 Section: Crystal Springs LP: \$284,900
 Status: A ZN: Residential OLP: \$284,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 07/13/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 84
 RZIP: 07841 SqFt: 638 DOM: 86
 Block: 16* CLR: Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: 457 GSMLS.com:Yes
 Floor #: 4 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascades Lodge

Remarks: Fantastic Top Floor Spring Brook floor plan. Expansive mountain views! Fully furnished 1 bedroom w full kitchen, high ceilings, stone gas fireplace, heated bath floor, soaking tub and stall shower.

GENERAL INFORMATION

IntFeat: Fire Alarm Sys, Carbon Monoxide Detector, High Ceilings, Elevator, Smoke Detector, Window Treatments
 ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units Sewer: Association
 Garage: 1 / Garage Under, Garage Parking, See Remarks Water: Association
 Fuel: Gas-Natural Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$430 / Monthly FarmAsm: No HmWrnty: No Taxes: \$5,230 / 2014 LndAsmt: \$100,000
 AppFee: \$858 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$102,100
 Other: \$ / One Time Easement: Yes / H TotAsmt: \$202,100
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 231/233

List Price: \$379,900

Residential Client 2up



MLS#: 3231436 Section: Crystal Springs LP: \$379,900
 Status: A ZN: residential OLP: \$399,900
 Rms: 4 GRS: SP:
 Bdrm: 2 MSJR: LD: 06/15/2015
 FB: 2 HS: UCD:
 HB: 0 Acres: 0.00* CD:
 ZIP: 07419-1266* LtSz: 0.5210% COMM AREA* ADM: 112
 RZIP: 07419 SqFt: 1110 DOM: 114
 Block: 16* CLR: green SDA:
 Lot: 1.9* CL: Yes
 Unit #: 231 GSMLS.com:Yes
 Floor #: 2 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascades Lodge connected to the Crystal Springs Clubhouse

Remarks: Incredible corner two bedroom condominium with huge covered deck and outside fireplace. This great corner condo has privacy and is located very close to the Clubhouse. Fully furnished

GENERAL INFORMATION

ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No / Heat: 3 Units, Heat Pump
 Cool: 3 Units, Heat Pump Sewer: Association, Public Sewer
 Garage: 1 / Garage Under, Garage Parking, See Remarks Water: Association, Public Water
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$768 / Monthly Taxes: \$8,198 / 2014 LndAsmt: \$80,000
 AppFee: \$1,536 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$236,800
 Other: \$ / Easement: Unknown / TotAsmt: \$316,800
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Residential Client 2up



MLS#: 3234752	Section: Crystal Springs	LP: \$419,900
Status: A	ZN:	OLP: \$419,900
Rms: 4	GRS: HARDYSTON	SP:
Bdrm: 2	MSJR: HARDYSTON	LD: 06/28/2015
FB: 2	HS: WALLKILL	UCD:
HB: 0	Acres: *	CD:
ZIP: 07419-1266*	LtSz: 0.6360% COMM AREA*	ADM: 99
RZIP:	SqFt: 1200	DOM: 101
Block: 16*	CLR:	SDA: No
Lot: 1.9*	CL: Yes	
Unit #: 255	GSMLS.com: Yes	
Floor #: 2	Pets: No	
Bldg #:	YB/Desc/Ren: 2007 / Approximate /	
FHA55+: No	PSubType: Condo/Coop/Townhouse	
Style: One Floor Unit		

Directions: **Rte 23 to right onto Rte 94 to right onto Wild Turkey Way to top of hill and Grand Cascades Hotel.**

Remarks: **Fabulous vacation property with all the amenities anyone could ask for. Views are spectacular all 4 seasons. Granite counters, flat screen TVs, underground heated parking garage. Must see! Priced to sell.**

GENERAL INFORMATION

IntFeat: Fire Alarm Sys, Carbon Monoxide Detector, Smoke Detector, Whirlpool, Walk-In Closet, Window Treatments	
ExtFeat: Curbs, Patio, Sidewalk	
Bsmnt: No /	Heat: 3 Units, Heat Pump
Cool: 3 Units, Heat Pump	Sewer: Association
Garage: 1 / Garage Under	Water: Association
Fuel: Electric	Utilities: All Underground, Electric, Gas-Natural

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$811 / Monthly	FarmAsm: No	HmWrnty: Yes	Taxes: \$8,501 / 2014	LndAsmt: \$80,000
AppFee: \$1,622	OTP: Condominium		TaxRt: 2.588 / 2014	BldAsmt: \$248,500
Other: \$ /	Easement: Yes / Hallways			TotAsmt: \$328,500
FeeIncl: Electric, Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection				

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****Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.****

[JOHN CERUTTI](#)