



The Bronx's Premier 24-Hour Gated Community



Breaking News

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Hurry! You can earn up to \$16,000 in stimulus tax credits and sales incentives if you are in contract on or before April 30, 2010****

Message from the Builder

In spite of challenging times, 2009 was a banner year for Harbour Pointe at Shorehaven. Last year, over 80 new homeowners joined the community and are enjoying their beautiful new home and lifestyle.

2010 will be even better! The final phase of the condominium homes and 20,000 square foot community center are underway and expected to be finished this year. When completed, the clubhouse and amenities will include pools, sun deck, meeting rooms, day care facilities, gym area, locker rooms, basketball and tennis courts.

Whether having a BBQ with neighbors, playing basketball at the private park or watching the spectacular Manhattan skyline sunsets from the riverfront esplanade, there is always something to do at Harbour Pointe at Shorehaven. We invite you to experience the Harbour Pointe at Shorehaven lifestyle first-hand. Beautiful furnished models are open daily 10am-6pm. Prime waterfront homes with breathtaking views and quick closings are available.

Call now 718-842-4400 to earn up to \$16,000 in stimulus tax credits and sales incentives.****

The Beechwood Organization.



The *Grand Finale* Sales Celebration

OPEN HOUSE Saturdays and Sundays

Special Grand Finale sales incentives on select homes.

2, 3 & 4 bedroom condominiums priced from the mid \$300s**

Harbour Pointe at Shorehaven - it's more than a place to live, it's a place to come alive!

In their own

Words

**Why homeowners love
Harbour Pointe at Shorehaven**



“One word, Amazing!! Harbour Pointe has excellent water views and Manhattan Skyline views, as well as a warm environment and welcoming community. Great value all around!”

-Ugwunna Ikpeowo

“Harbour Pointe’s wonderful views, great neighbors and security are just some of the things that make this community special and we are so happy to be part of it.”

-Mamadou Doukoure

“Our family is proud to say that we are a part of the Harbour Pointe at Shorehaven Community. Here is where some of the best families are raising their children, living a quality life with fresh air, spacious homes and beautiful greenery. We live in safety in the first riverfront community in the Bronx at affordable prices.”

-Luis Ayala & Janet Caraballo

VISIT OUR WEBSITE AT WWW.BEECHWOODHOMES.COM

Resort Lifestyle on the River



Coming Soon!

Outdoor Swimming Pools*



20,000 Sq. Ft. Clubhouse



Landscaped Esplanade



Picnic Areas and Playgrounds



Gym Area*



Day Care Center*

Did You Know?

■ *You Can Own A Home For The Same Cost As Renting*

New 3 Bedroom Shorehaven Home \$380,000 Down Payment of 3.5% \$13,300



	<u>Monthly Costs</u>
Mortgage Payment	\$1,970.00
Common Charges	\$320.00
Real Estate Taxes	\$50.00
PMI	\$168.00
Total Monthly Costs	\$2,508.00
Mortgage Tax Deduction	<u>-\$580.00</u>
Net Cost	\$1,928.00*****

Meet with our on-site financial specialists to make your dream a reality

- **Immediate occupancy homes available. Hurry!** You can still earn up to \$16,000 in stimulus tax credits and sales incentives if you are in contract on or before April 30, 2010. ****
- There is FHA financing available with 3.5% down*** SONYMA financing available with 3% down for first time home buyers**
- We are a VA loan approved builder
- You can own a new home this summer



24-Hour Manned Gate House



101 Soundview Ave.
Bronx, NY 10473
718.842.4400

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- Easy Access to Manhattan
- Generously Appointed Contemporary Homes
- Special Financing Available***

- Clubhouse and Pools*
- Riverfront Parks and Esplanade
- Views of NYC Skyline



Tour our new models and meet with our on-site financial specialists to learn how you can earn up to \$16,000 in Stimulus Tax Credits and Sales Incentives****

FHA financing available with 3.5% down*** SONYMA financing available***
2, 3 & 4 bedroom homes priced from the mid \$300s**

BRUCKNER EXPWY. EAST TO WHITE PLAINS RD EXIT, OR (CROSS-BRONX EXPWY. TO WESTCHESTER AVE. EXIT. TURN SOUTH TOWARD WATER) ONTO WHITE PLAINS RD AND GO APPROX. 2 MILES. MAKE A QUICK RIGHT ONTO O'BRIEN AVE. AND THEN A QUICK LEFT ONTO SOUNDVIEW AVE. ON SOUNDVIEW AVE. BEAR LEFT AT THE INTERSECTION OF SOUNDVIEW AND WHITE PLAINS RD. ENTRANCE IS 1/8 MILE ON THE RIGHT.

The complete terms are in offering plans available from the sponsor. CD01-0219, CD02-0198, CD03-0112, CD06-0574. *Future Phase. **Price and availability are subject to change without notice. ***Subject to income restrictions and bank approval on select homes only. Subject to change. ****Please consult with your legal or tax professional for complete information and advice and eligibility requirements. No representation as to the availability and/or applicability of the tax credit to purchaser. You must be in a binding sales contract on or before April 30, 2010 and closed by June 30, 2010. Subject to income restrictions and bank approval on select homes only. *****Mortgage is based on a 30 year fixed rate at 5% using average interest costs over a 3 year period. All prices and figures are approximate and may change. Financing options vary based on financing type and buyer qualifications. Tax deduction assumes 32% combined Federal and NY State tax bracket computed on a monthly average basis. Based on 2008-2009 tax rate.



Sales Center and Furnished Models are Open 10am to 6pm Daily
For more information call 718-842-4400 • Hablamos Español

