

The Bronx's Premier 24 Hour Gated Community



Sales Center and Furnished Models are Open Daily 10am to 6pm • Hablamos Español

www.BeechwoodHomes.com • 1-800-463-0184



101 Soundview Avenue
Bronx, NY 10473

PRESORTED
STANDARD
U.S. POSTAGE
PAID
MAILED FROM
ZIP CODE 11779
PERMIT NO. 1306

Fall 2011

HARBOUR POINTE SHOREHAVEN

Going, Going... Almost Gone!

Last Chance to Own a Home at the Bronx's Premier Riverfront Gated Community

DIRECTIONS: 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.

Be In Your New Home For The Holidays

Over 95% Sold - Fabulous Riverview Homes Available

2 & 3 Bedroom Condominium Homes Priced From \$350,000*

VA Loan Approved Builder • FHA Financing with 3.5% Down** • SONYMA** Financing Available

SPECIAL BUILDER PRICE REDUCTIONS ON SELECT HOMES & UP TO \$10,000 TOWARD CLOSING COSTS**



The complete terms are in offering plans available from the sponsor. CD01-0219, CD02-0198, CD03-0112, CD06-0574. *Price and availability are subject to change without notice. **Subject to income restrictions and bank approval on select homes only. Subject to change. Offer valid for new contracts only, signed and fully executed between 9/19/11-11/15/11.



Riverfront Homes - we saved the best for last



Designer Finishes



Gourmet Kitchens



Open Floor Plans



Luxurious Master Suites

Resort Lifestyle - carefree living



20,000 Sq. Ft. Clubhouse



Gym



24 Hour Security



Sundeck & Pools

Included in your low monthly common charges is access to the 20,000 square foot Clubhouse complete with gym, outdoor pools and sundeck, as well as a park, basketball courts, riverfront esplanade, landscaping, snow removal, 24 hour manned security and more. Experience the lifestyle for yourself. Call 1-800-463-0184 for an appointment today. Sales Center Open Daily 10am to 6pm

In their own Words

Why homeowners love living at Harbour Pointe at Shorehaven

"...we have our little castle within paradise. We love the idea that Shorehaven is a private community with a 24 hour guard at the gate. Our neighbors are great with a sense of family and belonging which has not been seen here in ages."

Richard & Tina

"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

"My wife and I are so happy to have chosen to live here. It is such a lovely and peaceful neighborhood. It is a pleasure waking up here every morning and we couldn't be happier."

Alberto

"It's always been my parents' dream for their children to become homeowners. It is a very proud moment to have accomplished that goal. Having a view similar to a peaceful screensaver has enhanced our quality of life and when the time came to purchase a home, leaving The Bronx was not an option. Though we've only been here for a couple of months, my partner, along with our dog Sparkie, are thrilled and grateful at the blessing of having Beechwood help make our dreams come true."

Francisco, Calvin & Sparkie



Esplanade

You Can Own A New 3 Bedroom Home For The Same Cost As Renting



\$405,000 With A 3.5% Down Payment Of \$14,175

	Monthly Costs
Mortgage Payment	\$1,917.00
Common Charges	\$318.55
Real Estate Taxes	\$181.00
PMI	\$366.95
Total Monthly Costs	\$2,783.50
Mortgage Tax Deduction	-\$671.00
Net Cost	\$2,112.50***

***Mortgage is based on a 30 year fixed rate at 4.25% 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 2010-2011 tax rate. Please consult with your legal or tax professional for complete information and advice and eligibility requirements.