

A photograph of a modern building with a balcony overlooking a beach at sunset. The sky is a mix of blue and orange, with scattered clouds. The balcony has a glass railing and a small table with four chairs. The building's interior is visible through the glass walls, showing a well-lit space.

The
**Beechwood
Bulletin**

2026 Summer Edition

The logo for Beechwood Homes, featuring a stylized house with a tree and a mountain range in the background, all enclosed within a semi-circular arch.

**BEECHWOOD
HOMES**

Pictured: Lighthouse Beach 67th - pg. 14





SUMMERTIME & THE LIVIN' IS EASY

Summer has a rhythm all its own—long, golden evenings, warm breezes, and that easy feeling of being right where you want to be. As the season hits its stride, there's no shortage of ways to make the most of it. From longtime local favorites to new spots worth discovering, summer brings a fresh sense of energy to every corner.

Across our New York and North Carolina communities, new buildings are rising, new amenities are opening, new families are finding their home, and new neighbors are becoming friends. For over 40 years, Beechwood has believed that a home is more than four walls—it's the life you build around it.

This summer, we're sharing the updates, local gems, and upcoming events that make life in a Beechwood community something a little extra special. Whether it's a morning by the water, a sun-filled afternoon out, or simply soaking in the beauty of where you are, there's something meaningful in every moment. We hope this inspires you to get out, explore, and find your next adventure.

Welcome to our Summer edition.

Where would you like to start?

→ **Jump to New York News**

→ **Jump to North Carolina News**

→ **Show me everything**

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UPCOMING EVENTS

The best part of community is showing up together. From grand openings to model walk throughs, here's what's coming up – and why you'll want to be there.

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Pictured: *Waterside* model opening,
Lakeside Pointe, Lake Norman, NC





Pictured: *The Beech Model*,
Country Pointe Preserve, Yaphank, NY

Mark Your Calendars

New York

COUNTRY POINTE PRESERVE | YAPHANK

[June 27th | Clubhouse Preview Event](#)

LIGHTHOUSE BEACH 67TH | ARVERNE BY THE SEA

[June 28th | Sales Opening Special Pricing Event](#)

WATERWAYS | MORICHES

[July 11th - Model Home Opening Event](#)

VANDERBILT | WESTBURY

[Book Your Table at the Comet Club](#)

COUNTRY POINTE MEADOWS | YAPHANK

[See Event Calendar for Summer](#)

North Carolina

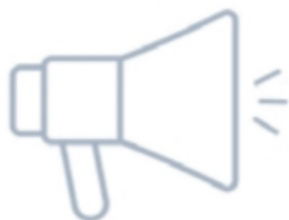
LAKESIDE POINTE* | LAKE NORMAN

[Join us for our Open House | RSVP Early](#)

SOUTH CREEK* | CHAPEL HILL

[95 Market Pre-Leasing Available | Schedule a Tour](#)

*See NC disclaimers on page 52.



WHAT'S NEW IN NEW YORK

Big things are happening across our New York communities. From new construction milestones to exciting additions, here's everything you need to know about what Beechwood has been building this summer.

AWARDED

Top Residential Developer of the Year - Long Island
Top Residential Project - Country Pointe Estates Westhampton Beach

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Pictured: *The Comet Club*,
Located in the Vanderbilt | Westbury, NY

Waterfront Living, 55+.

Where every day starts at the water's edge



Pictured: Private dock at The Waterways

Experience the waterfront lifestyle in this 55+ secured community on Moriches Bay. Step out your front door to kayaking, paddle boarding, and boating from the private community docks.

**We are adding the Beechwood touch to the existing community amenities with new bocce courts that are already completed. In addition, there will be a spectacular re-design of the pool deck which will include a waterfront skydeck to maximize enjoyment of this amazing waterfront setting.*

EXPLORE THE WATERWAYS

[See the homes available now →](#)

[July 11th - Model Home Opening Event →](#)

What's your favorite way *to spend the day?*

Active adult living, redefined



Pictured: Clubhouse at Country Pointe Preserve

Pickleball. Golf. Swimming. A standing card game or mah-jongg night. Whatever your version of a good day looks like, you'll find it at Country Pointe Preserve.

*An active adult community Long Island
has never seen before.*

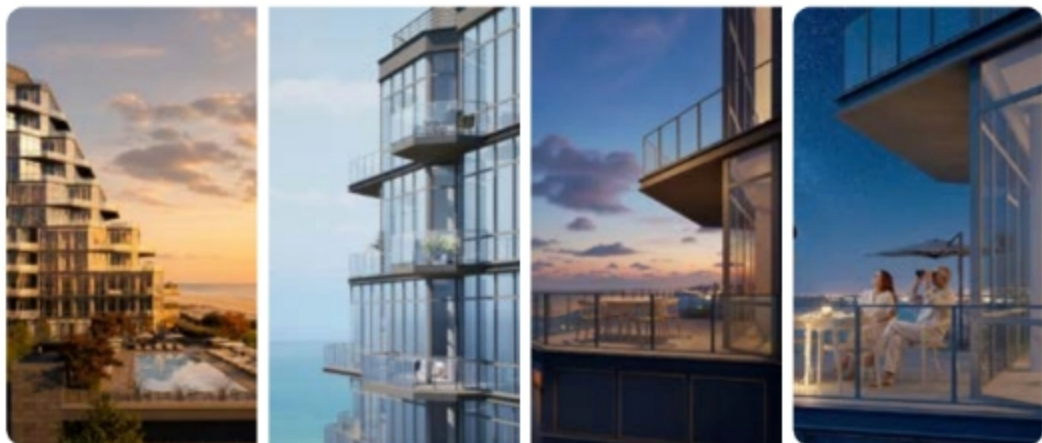
SCHEDULE YOUR TOUR

[See the full amenity list →](#)

[June 27th - Clubhouse Preview Event →](#)

Love the beach? Love the city? *Why not have both.*

Shorefront living with the city at your doorstep



Pictured: Sunrise to stargazing at Lighthouse Beach 67th

At Lighthouse Beach 67th, the ocean is your front yard and Manhattan is a ferry ride away. Whether you're starting your morning with sunrise on the boardwalk, grabbing dinner at a neighborhood favorite, or catching the A train into the city, the rhythm of the day is yours to set.

Restaurants, shops, transit, and everyday convenience

TOUR LIGHTHOUSE BEACH 67th

[Read more from the New York Post →](#)

[June 28th | Sales Gallery Special Pricing Event →](#)

Hear it from the residents *at The Selby.*

New testimonials from people who call The Selby home



Pictured: Taniyah from The Selby

There's a reason The Selby feels different the moment you walk in. It's the location. It's the architecture. It's the neighborhood at your doorstep. But mostly, it's the people who live there — and they're the best ones to tell the story.

Watch the latest testimonials from Selby residents on what made them choose to live here.

WATCH NOW

[Explore The Selby →](#)

*See NC disclaimers on page 48.

Your Summer *staycation headquarters.*

Hotel suites, signature events, and a new restaurant



Pictured: Left to right clockwise – Comet Club toastada, ceviche & pork chop

The Hotel Suites at Vanderbilt is where Long Island summer meets weekend escape. Book a suite for a long weekend, plan your next event with the team, or come check out the new Comet Club restaurant — our newest on-site dining experience.

Looking for a staycation or vacation package? We have options designed around exactly the kind of getaway you're planning.

VIEW STAYCATION PACKAGES

[See the Live Music calendar at Comet Club →](#)

[Discover the Hotel Suites at Vanderbilt →](#)

Live the Vanderbilt lifestyle, *year-round.*

Luxury rentals above the hotel



Pictured: A residence at the Vanderbilt

For those who love the hotel experience but want a place to call home, the residences at Vanderbilt offer the best of both worlds. Long-term luxury rentals with full hotel amenities, just steps from your front door.

Enjoy a full-service restaurant, fitness center, billiards room, library lounge & grab & go bar. What more could you ask for?

SEE AVAILABLE RESIDENCES

[Explore the Vanderbilt amenities →](#)

Easy breezy living *all year long.*

Annual or seasonal rentals available



Pictured: The shoreline at The Tides in Arverne by the Sea

At The Tides, the boardwalk, the beach, and the ferry to Manhattan are all part of your everyday routine — not just your vacation. Summer brings the energy, fall brings the quiet, winter brings the storms-from-your-window views, and spring brings everything back to life.

Living at the shore all year long means the best of every season is yours.

EXPLORE THE TIDES

[See available rentals →](#)

SARATOGA SPRINGS, NY

Saratoga Summer *Starts at the Adelphi Hotel.*

Track opens July — our hotel is right in at the heart of it



Pictured: Entrance at the Adelphi Hotel

Racing, dining, history, and atmosphere all at once. The Adelphi Hotel puts you in the middle of it all — close enough to walk to the track, steps away from the best restaurants, and right in the center of town.

Unwind at the on-site salon and med spa with massages and treatments, or enjoy a private fitness center with infrared sauna, a billiards game room, and four distinct dining and cocktail concepts. It's historic charm and contemporary luxury, all under one roof.

SEE EVENTS AT THE ADELPHI HOTEL

The Final 3,2,1 *at The Residences at the Adelphi*

Final three residential condos remain



Pictured: The main lobby at The Residences at the Adelphi

Living above the Saratoga's most iconic hotel is now a closing window. Just three residential condos remain at The Residences at The Adelphi Hotel — your last opportunity to claim a Saratoga address tied to one of the most storied properties in the region.

Walk to the track, walk to Broadway, and come home to the kind of service that makes every day life like an endless vacation.

INQUIRE NOW — FINAL OPPORTUNITY

[Visit The Residences at The Adelphi →](#)

Beauty is not a luxury. *It's a necessity.*

A new standard for Saratoga living



Pictured: A custom luxury kitchen by Beechwood Homes

Oak Ridge brings a level of architectural detail, landscape thinking, and lifestyle design that Saratoga hasn't seen before — and we built it around a single belief: beauty isn't a finishing touch, it's the foundation everything else is built on.

Discover what's coming, what's available, and why Oak Ridge is the community to watch this summer.

TOUR OAK RIDGE

[Visit the Oak Ridge website →](#)

Where would you like to go next?

→ **Jump to Summer in NY**

→ **See North Carolina News**

→ **Back to Table of Contents**



WHAT'S NEW IN NORTH CAROLINA

Big things are happening across our communities.
From new construction milestones to exciting
additions, here's everything you need to know
about what Beechwood has been building.

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Lakeside Pointe Wins Community of the Year

We are proud to have won the MAME award for community of the year for our spectacular Lake Norman Lakefront community.



HOME BUILDER
ASSOCIATION
OF GREATER CHARLOTTE

*See NC disclaimers on page 52.

Lake life *like never before*

New homes available – just steps from the water



Pictured: Lakeside Pointe waterside homes

Lakeside Pointe is growing with the introduction of our new Townhome Collection—offering low-maintenance, lock-and-leave living just moments from the shores of Lake Norman.

Lakeside Pointe features a spectacular collection of new homes for sale on Lake Norman, with lake access for all residents along a mile-long stretch of peninsula and breathtaking water vistas. Mark your calendar — the Lakeside Pointe Open House is happening soon.

EXPLORE LAKESIDE POINTE

[RSVP Early for our Open House →](#)

*See NC disclaimers on page 52.

Two big moments *at South Creek*

Pre-leasing launches at 95 Market



Pictured: 95 Market at South Creek

95 Market is now pre-leasing. Be among the first to claim a residence at our newest mixed-use destination at South Creek. Floorplans, finishes, and special incentives.

Modern luxury rentals, with private balconies in the most walkable corner of South Creek. [Schedule a tour →](#)

LEARN MORE ABOUT 95 MARKET

[Learn about South Creek, home to 95 Market →](#)

Our Hawthorn Hard Hat Preview was a monumental day



Pictured: Hawthorn Hard Hat event at South Creek

Hawthorn hard hat tours begin. Tour the Hawthorn while it's still in construction and reserve your spot to be in your new home as early as 2027. Limited tour slots available.

Plus: South Creek's preserve land dedication is officially complete — a permanent commitment to keeping the natural beauty of this place exactly as it should be.

[Read about the land dedication →](#)

Build it your way at Ferncliff

Move into a designer-furnished model — or custom build



Pictured: Ferncliff furnished model

Ferncliff gives you the choice most communities don't. Walk into a fully finished, designer-furnished model home that's ready the day you close — or work with our team to design and build a home that's tailored to exactly how you want to live.

One of Charlotte's most established neighborhoods, one of Beechwood's most thoughtful builds.

CONTACT US TOUR THE MODEL

[Inquire about your custom build →](#)

See what's possible *at Broadmoor*

Two ways to build – all with plans designed for luxury living



Pictured: Showcase home that is move-in ready at 1121 Mesa Way, Marvin

Broadmoor at Marvin gives you the choice most communities don't. Walk into a home that's move-in ready and styled to the last detail or design something that's only yours, from our library of architectural plans up.

Residences ranging from 4,125 – 4,705 sq. ft. on estate lots with sophisticated finishes, impeccable detail & elegant plans.

TOUR OUR MOVE-IN READY HOME

[See what you can build at Broadmoor →](#)

*See NC disclaimers on page 52.

Where would you like to go next?

→ **Commercial Properties**

→ **Summer in North Carolina**

→ **Summer in New York**



COMMERCIAL PROPERTIES

The communities we build don't just include homes – they include the restaurants, shops, and gathering places that make a neighborhood feel like one. We're opening up new commercial leasing opportunities across our portfolio.

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Rendering of Creekside Commons,
South Creek, Chapel Hill NC



The Spaces *Behind the Communities*

Commercial leasing opportunities across the Beechwood portfolio

North Carolina



Rendering of Village Shoppes

LAKE NORMAN, NC

The Village Shoppes at Lakeside Pointe

Lakefront retail and restaurant spaces with easy access to Charlotte's amenities, business centers, and travel connections.

[Inquire about leasing →](#)



Rendering of Creekside Commons

CHAPEL HILL, NC

Creekside Commons at South Creek

The retail and dining heart of South Creek. Coming soon alongside the residential community.

[Inquire about leasing →](#)

New York



LAKE GROVE, NY

Beechwood Medical Plaza | [Inquire about leasing →](#)

*See NC disclaimers on page 52.

New York



JERICO, NY

200 Robbins Lane | [Inquire about leasing →](#)

Flexible commercial space in a high-visibility Nassau County location.



PLAINVIEW, NY

Country Pointe Plainview Shops | [Inquire about leasing →](#)

Retail and dining anchored by an established 55+ residential community.



ARVERNE BY THE SEA, NY

The Shops at Arverne | [Inquire about leasing →](#)

Beachfront retail and dining at one of the Rockaways' most active communities.

EXPLORE COMMERCIAL PROPERTIES

Where would you like to go next?

→ **Summer in New York**

→ **Summer in North Carolina**

→ **Back to Table of Contents**



SUMMER IN THE NEIGHBORHOOD

Every neighborhood has its own rhythm, and ours are full of life. From New York to North Carolina, discover the local spots, hidden gems, and everyday moments that make calling Beechwood home something special.

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SARATOGA SPRINGS, NY

Race Days *at Saratoga Springs*

The track opens July 3rd



Pictured: Opening Day at Saratoga Race Course

2026 RACING SCHEDULE

- Jul 3** Opening Weekend
- Aug 1** Jim Dandy Day
- Aug 8** Whitney Day
- Aug 22** Alabama Day
- Aug 29** Travers Day ("The Midsummer Derby")

Before the post

Salt & Char

Steakhouse – a short walk from the track.

Morrissey's at The Adelphi

Wood-fired pizza on the patio. Try their 2026 award-winning chowder!

Sweet Mimi's Cafe

Brunch and pastries for early arrivals.

After the race

Summer Nights at SPAC

The 2026 season at Saratoga Performing Arts Center is stacked – from Jack Johnson, Dave Matthews Band, and Train to Guns N' Roses, Luke Bryan, and the NYC Ballet, all under the stars in Saratoga Spa State Park. Just a short drive from The Adelphi, it's the perfect way to cap off a summer day in Saratoga.

[See the Full SPAC Lineup →](#)

FEATURED THIS SUMMER

"A absolute must try is [Treehouse Brewing Company](#) – amazing drafts, live music Thursdays & Friday, and only a 5-minute drive from the Saratoga Race Course!"

- The Sales Team at Adelphi

GET RACE TICKETS AT SARATOGA.COM

BEECHWOOD HOMES IN SARATOGA SPRINGS

[Oak Ridge →](#)

[The Adelphi Hotel & Residences →](#)

Beach Season *and Beyond*

Fire Island, the Hamptons, and beach towns east



Pictured: Summer on the South Shore

Suffolk in summer is the ferry ride, the sunset on the bay, the long drive east, and the way the air changes when you cross the canal.

SUMMER STAPLES IN SUFFOLK

Fire Island Ferries – Departures from Sayville, Bay Shore, and Patchogue

Westhampton Beach PAC – Outdoor summer concerts under the stars

Huntington Farmers Market – Suffolk's most beloved weekly market

Where to dine outside

Southpaw Brewing Co.

Laid-back craft beers in Yaphank, minutes from Country Pointe

ITA Kitchen

East Moriches Italian-American near the Atlantic Avenue waterfront.

Tropical Smoothie Cafe

Yaphank, a quick al fresco summer pick-me-up.

Southpaw Brewing Co.

FEATURED THIS SUMMER

This family-owned Yaphank brewery pours a rotating lineup of craft beers – from crisp lagers to bold IPAs – plus seasonal cocktails and fresh brick-oven pizza. Laid-back, family-friendly, and made for a good night out.

[Plan Your Visit →](#)

DISCOVER SUFFOLK LIVING

BEECHWOOD HOMES IN SUFFOLK COUNTY

[Country Pointe Preserve →](#)

[Country Pointe Meadows →](#)

[The Waterways →](#)

Hometown Summer

Beach-filled weekends, pool days, and farmers markets



Pictured: Live music on the patio at the Comet Club – located in the Vanderbilt

Nassau in summer is about the small stuff: an after-work swim, a stop at the farmers market, dinner on the patio.

SUMMER STAPLES IN NASSAU

Jones Beach State Park – Fireworks: July 4th, from 6:00 PM to 10:00 PM

Glen Cove Farmers Market – Saturdays through October, local produce

[Eisenhower Park](#) – 930-acre oasis of open space and recreation

Where to dine outside

The Shed at The Selby

Wood-fired pizza on the patio at The Selby plaza.

Farm Italy at The Selby

Garden-side seating with a weekly-changing menu.

Iavarone Pizza Kitchen

Coal-fired Italian inside Country Pointe Shops.

The Comet Club at Vanderbilt

FEATURED THIS SUMMER

Summer has arrived at The Comet Club. Join us on the patio for cocktails at sunset, lingering dinners, live music, and 4th of July BBQ.

[Get 4th of July tickets here →](#)

Live Music at The Comet Club

Every evening has its own soundtrack. A curated roster of musicians, DJs, and performers brings new energy to The Comet Club – from virtuoso pianist Grigorii Palamarchuk to DJ Chris Kenny and the immersive performances of El Jeffre. [Explore full the calendar →](#)

[RESERVE AT THE COMET CLUB](#)

BEECHWOOD HOMES IN NASSAU COUNTY

[The Selby →](#)

[The Hotel Suites at Vanderbilt](#) | [Vanderbilt Residences →](#)

Surf & Sand

Boardwalk mornings, beach bar afternoons, ferry home



Pictured: A relaxing morning pre-surf at Locals Collective

Arverne in summer is salt air, surfboards under one arm, and the kind of long days that stretch from boardwalk coffee to last call at the Tiki bar.

SUMMER STAPLES IN ARVERNE

Rockaway Beach Club – Day passes, beach service, and live programming

NYC Ferry – Rockaway – Direct to Manhattan from Beach 108th Street

Rockaway Tiki Bar – Tiki-inspired cocktails with fresh juices, 100% beach vibe

Where to dine outside

Boardwalk Pizzeria

Classic slices and family-friendly favorites by the beach.

Batesy's BBQ

Smoky brisket and pulled pork with craft cocktails on the side.

Bagel Station Express

Fresh bagels and deli sandwiches, fuel for your beach day.

Pilot House Bar and Grill

FEATURED THIS SUMMER

A laid-back sports bar just steps from the beach. Known for Philly cheesesteaks, cold drinks, and a rooftop patio, stay for the arcade and the easygoing, all-day hangout vibe. [See events →](#)

The Rooftop is Open

The rooftop opens with the season. Cheesesteaks at noon, cocktails at sunset, and a game on every screen, all with the Atlantic in your peripheral vision. [See hours and the menu →](#)

DISCOVER ARVERNE LIVING

BEECHWOOD HOMES IN ARVERNE

[Lighthouse Beach 67th →](#)

[The Tides at Arverne →](#)

CHARLOTTE, NC

Charlotte Summer

Patios, parks, and Charlotte's best music nights



Pictured: Covered outside dining with musician at the NoDa Company Store

Charlotte's summer lives outside, on rooftops, in NoDa music venues, and along the South End Rail Trail. Long days, late patios, music until the lights come up.

SUMMER STAPLES IN CHARLOTTE

Camp North End – Outdoor markets, food trucks & summer concerts

NoDa Arts – Music venues, gallery crawls, summer block parties

The Rail Trail (South End) – Walk-and-sip route past breweries and patios

Where to dine outside

Aura Rooftop

Trendy rooftop at JW Marriott, botanical cocktails, poolside vibe.

Mary O'Neill's

Cozy Charlotte Irish pub with a relaxed patio and live music.

NoDa Company Store

A community spot with a secret garden & diverse drink selection.

Haberdish (NoDa)

FEATURED THIS SUMMER

Southern mill-town kitchen in NoDa. Fried chicken, craft cocktails, and family-style dishes on the patio.

Summer Nights in NoDa

Summer brings open-air concerts, first-Friday gallery crawls, and patios full of regulars. Make Haberdish the start or the end of your night.

[Explore the dinner menu →](#)

RESERVE A TABLE

DISCOVER CHARLOTTE LIVING

BEECHWOOD HOMES IN CHARLOTTE

[Ferncliff at Cotswold →](#)

[Broadmoor at Marvin →](#)

LAKE NORMAN, NC

On the Water

Boats, lakefront patios, and slow sunsets



Pictured: View from the lake at Lakeside Pointe on Lake Norman

Lake Norman in summer is the long days on the water, the patio at sunset, and the kind of pace that makes the city feel a long way away, even when it isn't.

SUMMER STAPLE ON THE LAKE

- Davidson Farmers Market** — Saturdays 9 - 12, next to the Town Hall of Davidson
- Lake Norman State Park** — Swimming beach, hiking trails & lakeside picnic spots
- The Peninsula at Sunset** — Best public sunset viewing point on the lake

Where to dine

Neighbors 828 Artisan Kitchen

Local favorite with outdoor seating, craft cocktails

Seaboy (Davidson)

One of the area's best spots for seafood, oysters and elevated dining experience.

Toucan's Lakefront (Mooresville)

Two stories of panoramic lake views on the main channel.

Hello, Sailor (Cornelius)

FEATURED THIS SUMMER

From the Kindred team. 3,500 square feet of waterfront deck, Southern seafood, and a Margarita Slushee you'll order twice. Arrive by car, or dock the boat.

Dock the Boat, Order the Slushee

Hello, Sailor is one of a handful of Lake Norman spots designed for the boat-in crowd. Pull up, tie up, walk straight to the deck. It's the closest thing to a coastal town the lake has. [See the deck menu →](#)

DISCOVER LAKE NORMAN LIVING

BEECHWOOD HOMES IN LAKE NORMAN

[Lakeside Pointe →](#)

**Awarded Best Community of the Year in Greater Charlotte (MAME)*

CHAPEL HILL, NC

College Town *Summer*

Franklin Street finally exhales



Pictured: A bustling morning at the Carrboro Farmers' Market. Photo credit Alicia Bao.

When campus quiets in May, Chapel Hill becomes its truest self — porch evenings, fireflies, weekend mornings at the Carrboro market, and the kind of restaurant patios you swore you'd visit more.

SUMMER STAPLES IN CHAPEL HILL

Carrboro Farmers' Market — Saturdays 7:00 am - 12:00 pm, local farms & bakers

Coker Arboretum (UNC) — Five acres of paths, shade, and quiet on campus

Eno River State Park — Swimming holes and trails 20 minutes from your door

Where to dine outside

Vimala's Curryblossom Cafe

Beloved Indian cooking with a Franklin Street courtyard.

Glasshalfull (Carrboro)

Wine bar, small plates, sidewalk patio, Carrboro classic.

Acme Food & Beverage

Carrboro institution since 1998. Garden patio, Sunday brunch.

Top of the Hill

FEATURED THIS SUMMER

Three floors of Chapel Hill, restaurant, brewery, and distillery, on the most iconic corner in town. Rooftop tables in summer, with the view straight up Franklin Street.

The View from the Rooftop

The campus quiets. The crowds thin. The rooftop opens. From May through September, this is the most reliable summer table in town. See the rooftop menu →

DISCOVER CHAPEL HILL LIVING

BEECHWOOD HOMES IN CHAPEL HILL

[South Creek →](#)

[*95 Market Pre-Leasing Now Open →](#)



Thank you for taking the time to explore our Summer Guide—we hope you enjoyed it as much as we enjoyed bringing it to life.

Stay tuned for our Fall Guide for 2026, coming out in September. Follow us on social and stay in the know.



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New York Properties

VANDERBILT

*Prices and availability are subject to change without notice. Equal housing opportunity.

THE SELBY

*Prices and availability are subject to change without notice. Equal housing opportunity.

BEECHWOOD AT THE WATERWAYS

This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement #1, issued by the New York State Department of Law. File No. CP24-0052. This Development is a Condominium, Beechwood at Waterways Condominium I, 520 Bay Pointe Dr, Moriches, NY 11955. Sponsor: Beechwood at Waterways LLC, 200 Robbins Lane, Suite D-1, Jericho, NY. Equal Housing Opportunity.

COUNTRY POINTE PRESERVE • YAPHANK

The complete terms are in offering plans available from the Sponsors. File No. CD24-0210 and File No. CD25-0243. *Prices, taxes and availability subject to change without notice. **Eligible homeowners who are approved for the STAR program will receive a rebate. ***Actual onsite photos. Equal housing opportunity.

COUNTRY POINTE MEADOWS • YAPHANK

The complete terms are in offering plans available from the Sponsors. File No. CD16-0399, CD18-0348 and CD20-0307. *Prices, taxes and availability subject to change without notice. **Eligible homeowners who are approved for the STAR program will receive a rebate. ***Actual onsite photos. Equal housing opportunity.

COUNTRY POINTE ESTATES - WESTHAMPTON

*Estimated pricing, renderings, and availability subject to change without notice. Equal Housing Opportunity.

THE LIGHTHOUSE – BEACH 67TH STREET

The complete offering terms are in an offering plan available from the Sponsor. File No. CD25-0021. Sponsor: Lot 105E LLC, 200 Robbins Lane, Suite D1, Jericho, NY 11753. Equal housing opportunity.

THE TIDES

*Prices and availability are subject to change without notice. Equal housing opportunity.

New York Properties (Continued)

ADELPHI RESIDENCES CONDOMINIUM

This advertisement is for marketing and informational purposes. The Residences at the Adelphi Hotel are part of a Condominium and the complete terms are in an offering plan available from the Sponsor. File No. CD23-0091. Prices and availability subject to change without notice. Equal Housing Opportunity.

OAK RIDGE

The complete offering terms for the association are in CPS-7 documents available from Sponsor. HO-04-0060. Equal housing opportunity. Prices, taxes, renderings and availability subject to change without notice. Actual onsite photos.

North Carolina Properties

FERNCLIFF

Prices may not include lot premiums, upgrades and options. Community Association fees may be required. Prices, promotions, incentives, features, options, amenities, Boor plans, elevations, designs, materials, and dimensions are subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. This is not an offering to residents of NY, NJ, CA or CT or where otherwise prohibited by law. Some photos or artist renderings may be AI-enhanced. Equal housing opportunity. *This is not an offering to residents of NY, NJ, CA or CT or where otherwise prohibited by law.

LAKESIDE POINTE

Prices and availability are subject to change without notice. Prices may not include lot premiums, upgrades and options. Community Association and marina fees may be required. This is not an offering to residents of NY, NJ, CA or CT or where otherwise prohibited by law. Some photos or artist renderings may be AI-enhanced. Equal housing opportunity. *This is not an offering to residents of NY, NJ, CA or CT or where otherwise prohibited by law.

BROADMOOR

Prices, taxes, renderings and availability subject to change without notice. Renderings depict numerous elevated design selections available at our design center. Subject to availability. Some photos or artist renderings may be AI-enhanced. Equal housing opportunity. *This is not an offering to residents of NY, NJ, CA or CT or where otherwise prohibited by law.

SOUTH CREEK

Everything with the exception of Building 5 need not be built. Prices may not include lot premiums, upgrades and options. Prices, promotions, incentives, features, options, amenities, Boor plans, elevations, designs, materials, and dimensions are subject to change without notice. This is not an offering to residents of NY, NJ, CA or CT or where otherwise prohibited by law. Some photos or artist renderings may be AI-enhanced. Equal housing opportunity. *This is not an offering to residents of NY, NJ, CA or CT or where otherwise prohibited by law.

Pictured: Lakeside Pointe Pool Deck
Lake Norman, NC






BEECHWOOD
HOMES

Pictured: *Lighthouse Beach 67th*