

Beechwood Bulletin

2026 FALL EDITION

Oak Ridge,
Saratoga Springs, NY



BEECHWOOD
HOMES
BeechwoodHomes.com



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A NOTE from BEECHWOOD

There's a moment every September when the air shifts — a little cooler, a little quieter — and everything just feels like home. That's the feeling we've always built around.

This fall, there's a lot to be grateful for. New families are settling in, new doors are opening, and our communities in New York and North Carolina are fuller of life than ever. We're proud of what this year has brought and excited for what's ahead.

Inside you'll find the local spots, events, and updates that make fall in a Beechwood neighborhood worth savoring. We hope something in these pages makes you smile.

Grab a pumpkin-spiced latte and enjoy.

Michael & Steven Dubb
Beechwood Homes

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BEECHWOOD EVENTS | NY & NC

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.



Lighthouse Beach 67th,
Arverne by the Sea, NY

New York

WATERWAYS | MORICHES

[Sept. 19: Picnic at the Waterways 12 - 3](#)

COUNTRY POINTE PRESERVE | YAPHANK

[Sept. 19: Phase III Grand Opening 11 - 2](#)

TBD: Clubhouse Grand Opening: [Sign Up for Updates](#)

LIGHTHOUSE BEACH 67TH | ARVERNE BY THE SEA

[Sept. 26: Arverne by the Sea Block Party 2 - 5](#)



Beechwood at the Waterways
Moriches, NY

North Carolina

LAKESIDE POINTE* | LAKE NORMAN

[Sept 19 - 20: Parade of Homes 1 - 5](#)

[Sept 26 - 27: Parade of Homes 1 - 5](#)

[Oct 2: Docks Opening Event 4 - 6](#)

Oct 3 & 4: Waterfront Open House: [Sign Up for Updates](#)

SOUTH CREEK* | CHAPEL HILL

Oct 7: ULI for South Creek Tour & Reception: [Contact Us](#)

Nov 14: Heels House UNC Homecoming

→ Stop By Our Table!

Nov 15: Alumni Open House & Tours

→ [Continental Breakfast 10 - 1](#)

BROADMOOR* | MARVIN

[Sept 19 - 20: Parade of Homes 1 - 5](#)

[Sept 26 - 27: Parade of Homes 1 - 5](#)

FERNCLIFF* | COTSWOLD

[Sept 19 - 20: Parade of Homes 1 - 5](#)

[Sept 26 - 27: Parade of Homes 1 - 5](#)

FALL 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 a Beechwood Homes community something special. If you are considering your next move – make it great, make it Beechwood.



Adelphi Hotel Library,
Saratoga Springs, NY

[Skip to News →](#)

New York

[Saratoga Springs →](#)

[Long Island →](#)

North Carolina

[Charlotte →](#)

[Lake Norman →](#)

[Chapel Hill →](#)

Aster Model,
Yaphank, NY

*See NC disclaimers on page 50

SARATOGA SPRINGS, NY

After *the races*

Foliage, spa days, and dinner on Broadway



Salt & Char

FALL STAPLES IN SARATOGA

Hadley Mountain Hike

Earn the soak — the views from the top in fall color are worth every step.

Saratoga Farmers Market

Open Saturdays at the Lincoln Baths Building. Local apple cider, squash, and baked goods — the perfect pre-spa breakfast stop.

Featured This Fall — [Luxe Salon & Spa](#)

"An absolute must try is Luxe Salon & Spa – amazing products, relaxing atmosphere, and located in a 2025 Michelin Key awarded hotel. What more could you want?"

– The Sales Team at Adelphi

AFTER THE SPA

Salt & Char – Steakhouse – a short walk from everything.

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.

BEECHWOOD HOMES

Oak Ridge

The Adelphi Hotel & Residences

DISCOVER SARATOGA LIVING

EVENTS AT THE ADELPHI

Adelphi Residences
Saratoga Springs, NY

SUFFOLK COUNTY, NY

Out East

this Fall

When the crowds leave, the magic stays



FALL STAPLES IN SUFFOLK

North Fork Wine Trail

Vines in full color, fire pits, and harvest tastings

Hank's Pumpkintown

Water Mill, 16 acres of fall fun, weekends through October

Fire Island Sunken Forest

Take the ferry, walk the trails, skip the crowds

Featured This Fall — [The Pizzeria](#)

"Finally, a proper pizza night five minutes from home — the bar pie and Happy Hour specials at The Pizzeria are already a staff favorite."

– The Sales Team at Country Pointe Preserve

AFTER THE VINEYARD

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. — Family-owned Yaphank brewery with craft beers, brick-oven pizza, and live music.

BEECHWOOD HOMES

"THE GATEWAY TO LONG ISLAND'S EAST END"

Country Pointe Preserve

Country Pointe Meadows

The Waterways

DISCOVER SUFFOLK LIVING

NASSAU COUNTY, NY

Ultimate *Autumn Playlist*

Farm stands, fall festivals, and everything in between



FALL STAPLES IN NASSAU

Hicks Nurseries Fall Festival

Westbury's beloved annual pumpkin & hayride tradition

Eisenhower Park

930 acres of open space, perfect for crisp fall walks

Mitchel Field Farmers Market

Saturdays through October, local farms & bakers

Long Island Children's Museum

Hands-on exhibits, seasonal workshops, and fall programming the whole family will love — right in Garden City.

Featured This Fall — [The Comet Club](#)

"The Westbury hotspot has launched a new Sunday tradition — an elevated brunch with lobster hash, crab cake Benedict, and \$18 bottomless-worthy classics like Mimosas and Bloody Marys."

– The Leasing Team at Vanderbilt

AFTER THE FESTIVAL

The Shed at The Selby — wood-fired pizza on the patio

Farm Italy at The Selby — garden-side seating, weekly-changing menu

Iavarone Pizza Kitchen — coal-fired Italian inside Country Pointe Shops Plainview

BEECHWOOD HOMES

[The Selby](#)

[Vanderbilt Residences](#)

[Hotel Suites at Vanderbilt](#)

DISCOVER NASSAU LIVING

ARVERNE BY THE SEA, NY

The Shore

All to Yourself

Fall at the beach is different, and we like it that way



FALL STAPLES IN ARVERNE

The Rockaway Boardwalk

Miles of open boardwalk, crisp air, no crowds

Fort Tilden

Abandoned WWII fort and beach, stunning fall walks

Jacob Riis Park

The people's beach, quiet and beautiful in October

Featured This Fall — [Batesy's BBQ](#)

"There's nothing quite like a smokey brisket to say fall has arrived. Batesy's food is a warm hug on a plate, with solid cocktails, don't sleep on this gem."

– The Team at Lighthouse Beach 67th

AFTER SUNSET

Boardwalk Pizzeria — classic slices by the beach

Super Burrito — casual, fun Mexican flavors, right outside The Tides

Tiki Bar — tropical cocktails and Hawaiian-inspired bites, steps from the sand

Pilot House Bar and Grill — featured, rooftop patio

BEECHWOOD HOMES
Lighthouse Beach 67th
The Tides at Arverne

DISCOVER ARVERNE LIVING



CHARLOTTE, NC

Fall in *the Queen City*

Game days, great food, and a city that comes alive in fall



FALL STAPLES IN CHARLOTTE

Carolina Panthers

Fall is game day season at Bank of America Stadium

Carolina Renaissance Festival

Huntersville, weekends Oct–Nov

Camp North End

Outdoor markets, fall pop-ups, food trucks & live music

Featured This Fall — [Babe & Butcher](#)

"Charlotte's voted Best Caterer and Best Charcuterie — and the team at Broadmoor can't stop talking about them. Gorgeous boards, grazing tables, and boxed lunches delivered right to you. Perfect for hosting a fall get-together." – The Team at Broadmoor

NEAR THE GAME

Half Shell Raw Bar — New seafood spot in South End with happy hour oyster specials — ideal for an early bite before heading to Bank of America.

DŌZO — Popular Japanese-American food counter that reopened as a full-service restaurant and bar in Dilworth.

The Crunkleton — A stylish bar featuring exposed brick, a very wide selection of cocktails and delicious food — a Charlotte staple for a postgame nightcap.

BEECHWOOD HOMES

Ferncliff at Cotswold

Broadmoor at Marvin

DISCOVER
CHARLOTTE LIVING

LAKE NORMAN, NC

Fall

at the Lake

Cool nights, warm community



FALL STAPLES ON THE LAKE

Carolina BalloonFest

Statesville, hot air balloons at sunrise, October weekend

Davidson Fall Arts Festival

40+ artists on Main Street, live music & kids' crafts

Rural Hill Corn Maze

Huntersville, day or night maze, food trucks on site

Featured This Fall — [Deepwell](#)

"Opening September 16th on Main Street in Mooresville — and already the most anticipated table on the lake. Modern steakhouse craft meets New Orleans warmth, from the team behind Hello, Sailor and milkbread. Book early and thank us later."
– The Team at Lakeside Pointe

WHERE TO EAT

Eddie's on Lake Norman — Waterfront Italian-American with a deck right on the water and a Reserve Room perfect for a special fall evening. The Zuppa Di Pesce is a must

Seaboy — Premium seafood and a raw bar in Cornelius — perfect for a casual but elevated dinner close to home.

BEECHWOOD HOMES

Lakeside Pointe

DISCOVER LAKE NORMAN LIVING

Lakeside Pointe
Lake Norman, NC

*See NC disclaimers on page 51

CHAPEL HILL, NC

Go Heels.

Go Outside

Fall never looked so Carolina blue



FALL STAPLES IN CHAPEL HILL

UNC Tar Heels Football

Kenan Stadium game days, Franklin Street energy

Festifall Arts Festival

West Franklin Street, October, artists & live music

Eno River Trails

3.1-mile loop, stunning fall color, free parking

Featured This Fall — [Med Deli](#)

"Chapel Hill's worst-kept secret since 1992. The gyro's a religious experience and that fresh-baked pita? Non-negotiable."

– The Team at South Creek

WHERE TO DINE THIS FALL

Vimala's Curryblossom Cafe — Beloved Indian cooking with a Franklin Street courtyard

Acme Food & Beverage — Carrboro institution since 1998, garden patio and Sunday brunch

Bombolo — Handmade pastas, wild boar ragu, and fried chicken that defies category — chef-driven and seriously good.

BEECHWOOD HOMES

South Creek

DISCOVER CHAPEL HILL LIVING



South Creek,
Chapel Hill, NC

*See NC disclaimers on page 51

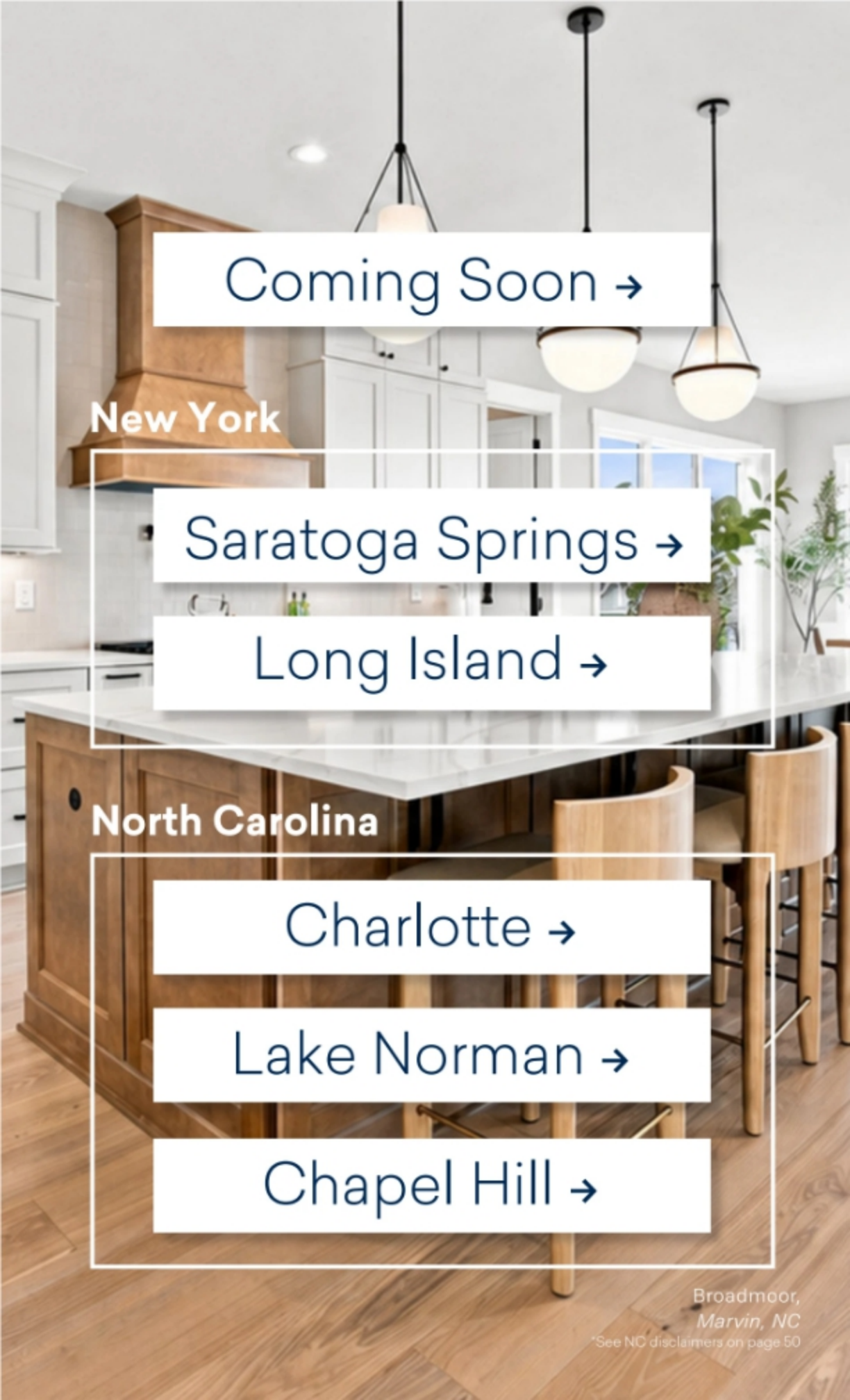
WHAT'S NEW WITH BEECHWOOD

Big things are happening across our New York and North Carolina communities. From new construction milestones to exciting additions, here's everything you need to know about what Beechwood has built since summer and what we're working on this fall.



Downtown Chapel Hill
Chapel Hill, NC

*See NC disclaimers on page 50



Coming Soon →

New York

Saratoga Springs →

Long Island →

North Carolina

Charlotte →

Lake Norman →

Chapel Hill →

Broadmoor,
Marvin, NC

*See NC disclaimers on page 50

Port Jefferson, NY

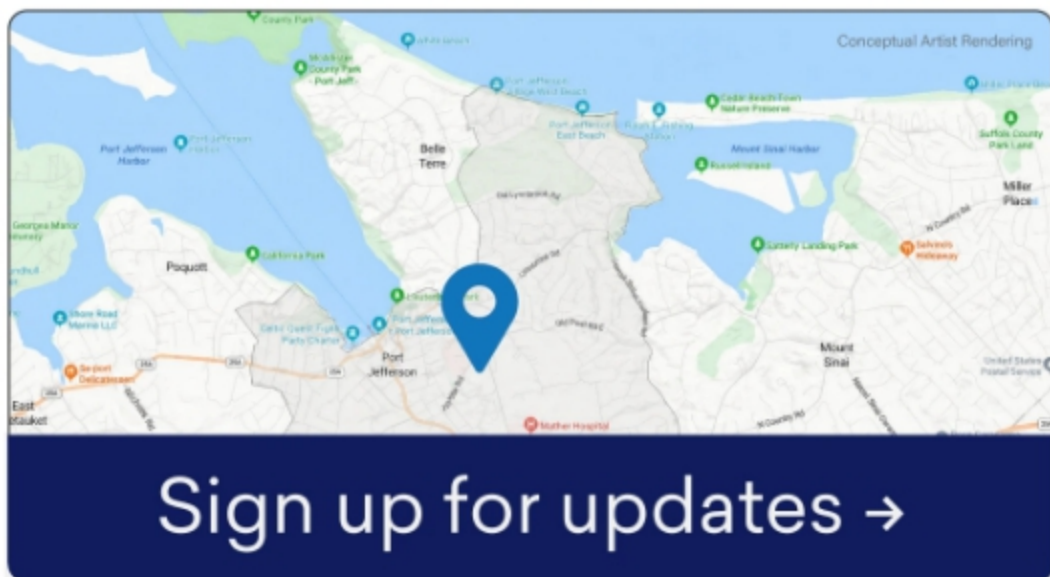
Harbor Cove at Maryhaven

A conceptual artist rendering of a large, two-story residential building with a symmetrical design. The building features a central entrance with a small porch, flanked by multiple windows and dormers. The text "HARBOR COVE" is prominently displayed in large, white, serif capital letters across the upper portion of the building, with "AT MARYHAVEN" in smaller, white, sans-serif capital letters below it. The background shows lush green trees and a clear sky.

HARBOR COVE
AT MARYHAVEN

Conceptual Artist Rendering

This is the life you've been waiting for.



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COMING SOON

Waxhaw, NC

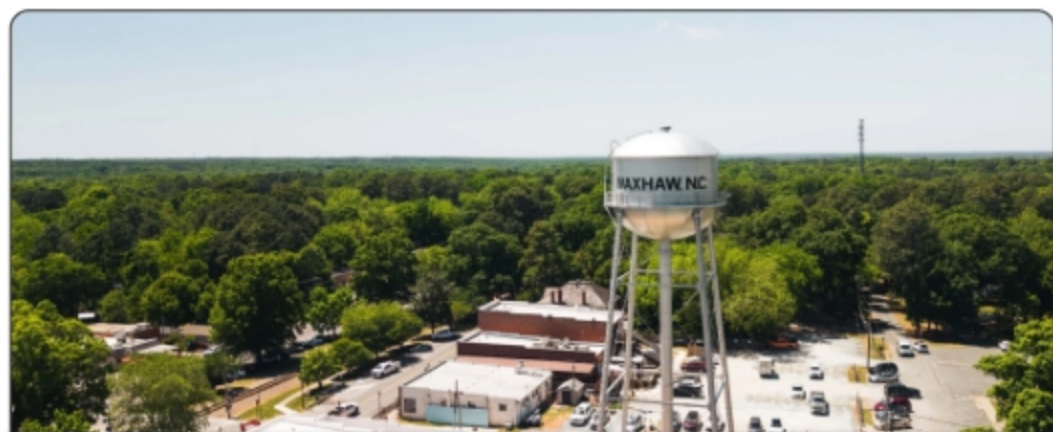
The Townes at Cottage Park

Townhouses · Coming Soon



Beechwood's newest Charlotte-area address is taking shape in Waxhaw — a town where horse farms meet a historic, walkable downtown just 20 minutes south of Charlotte.

The Townes at Cottage Park brings low-maintenance townhome living to one of Union County's most sought-after settings.



Sign up for updates →

SARATOGA SPRINGS, NY

The Adelphi Hotel Residences

Final two residences remaining



The opportunity to live at Saratoga's most iconic hotel is now a closing window. Just two 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 everyday life feel like an endless vacation.

[Talk to sales now →](#)

SARATOGA SPRINGS, NY

The Adelphi Hotel

Continuing to set the bar high



The races are over, the crowds have thinned, and Saratoga Springs is at its most beautiful. The only surviving example of Saratoga's famed 19th-century grand hotels, **The Adelphi** is a MICHELIN Key property in the center of Broadway, with in-house dining and cocktail concepts, an on-site spa, infrared sauna, and amenities that make every stay feel like a getaway worth lingering in.

Walk to Congress Park, stroll the restaurants and shops on Broadway, and come home to the kind of service that makes every day feel like a vacation.

[Book your stay →](#)

SARATOGA SPRINGS, NY

Oak Ridge

Saratoga's most sought-after address



Oak Ridge continues to set the standard for luxury living in Saratoga Springs.

With a prime location minutes from Broadway, the race course, and Saratoga Spa State Park, **Oak Ridge** offers single-family homes in one of Upstate New York's most beloved cities.

Fall foliage, the Roosevelt Baths, and the quiet magic of the Spa City after racing season — this is the life you've been picturing.

[Explore Oak Ridge →](#)

Arverne by the Sea

1st Annual Block Party – Sept 26th



Arverne's newest neighbors are throwing a party! Join The Tides at Arverne by the Sea and Lighthouse Beach 67th for a day of live music, local eats, fun games, and prizes for the whole family.

- Live music
- Local eats
- Fun games
- Prizes
- Community vibes at the beach

September 26th | 6804 Tides Road | 2:00 – 5:00 PM

Music. Fun. Community. See you at the beach!

Register for free giveaways →

ARVERNE BY THE SEA, NY

Lighthouse Beach 67th

Foundation is in & homes are selling fast



Construction is underway on Arverne's first luxury oceanfront condo — 82 residences, studio to 3BR, rising 12 stories above the beach. Every home faces the water.

In the news: [Homes.com](#) calls it “the oceanfront tower Arverne has been waiting for,” with coverage in the NY Post, QNS, and more.

Want to experience the Arverne lifestyle? Come to the **Block Party** on September 26th or schedule a time with our sales team below.

Come see the vision →

Beechwood at Waterways

Quick-move in homes, models now open



Designer decorate **The Devon** and **The Caldwell** model homes are now ready to tour at Beechwood's newest waterfront community Beechwood at the Waterways.

Nestled on a private peninsula surrounded by the Forge River and Moriches Bay, this intimate collection of 34 villa-style homes offers two-bedroom, two-bath floorplans with garages, starting in the mid-\$700,000s. With customizable or quick move-in options available, residents can move at their own pace. Amenities include a pool, clubhouse, marina, and trails.

Waterfront living starts here!

Come for our **Waterfront Picnic** on Saturday, September 19th from 12:00 pm - 3:00 pm.

RSVP for the picnic →

SUFFOLK COUNTY, NY

Country Pointe Preserve

Phase 3 is open & Clubhouse taking shape



Phase 3 is officially opening — with new floorplans to explore and a community that is coming to life. Homes are rising, neighbors are settling in, and the clubhouse is taking shape against the backdrop of Yaphank's pine barrens and walking trails.

Our new Beech ranch model is now open and limited availability remains for this single-level dream home. If 55+ luxury single-level living on Long Island is on your list, now is the time to visit. **Phase 3 introduces 2 new floor plans, the Elm and the Evergreen.**

Come to Phase 3 opening →

Country Pointe Estates Westhampton Beach

A community fully realized



Country Pointe Estates Westhampton Beach has reached its final chapter — and what a chapter it was. We are sold out and have delivered the final home to complete this **award-winning community**. [Read more →](#)

The last home has closed, and the community is complete. To every resident who made Country Pointe Estates their home, thank you. The Beechwood family looks forward to what comes next.

[Read about LIBN award →](#)

NASSAU COUNTY, NY

The Selby

Luxury living, your way



The Selby continues to redefine what luxury rental living looks like on Long Island. Whether you're looking for a short-term extended stay or a longer-term residence, The Selby offers 5-star amenities and luxurious residences with the comfort and space of a real home.

Fall is a beautiful time to be in Westbury — and **The Selby** puts you right in the middle of it all. Explore Eisenhower park's trails and golf courses coming to life with the leaves changing colors. Explore Autumn at Old Westbury Gardens or visit museum row or world class shopping with Roosevelt Field at your doorstep.

[Explore long term stays →](#)

Vanderbilt

Westbury's most coveted event venue

Make memories last a lifetime



Celebrate that special event surrounded by world-class design and effortless concierge service, all within Westbury's fastest-growing hospitality district.

At the heart of it is **The Comet Club** — a chef-inspired private event space, now booking weddings and celebrations for couples who want their day to feel as elevated as the address itself. This is luxury hospitality in the heart of Long Island.



[Ask about an event →](#)

NASSAU COUNTY, NY

Hotel Suites at Vanderbilt

Your Long Island escape awaits



The hotel that changed Westbury just keeps getting better. This fall, **Hotel Suites at Vanderbilt** welcomes guests into one of Long Island's most celebrated destinations — and with The Comet Club now open on premises, there's never been a better reason to book a stay.

Whether you're hosting a wedding, a private event, or simply treating yourself to a Long Island escape, the Hotel Suites at Vanderbilt delivers with a list of curated packages designed to elevate and personalize your stay. Treat yourself to a special escape today.

[Discover Hotel Suites →](#)

[Book your stay →](#)

Lakeside Pointe in the News

Charlotte's 2026 Community of the Year is making even more headlines



Lakeside Pointe started the summer with one of the most exciting accolades in the Carolinas — named 2026 Community of the Year by the **Home Builders Association of Greater Charlotte at the MAME Awards** — and ending with a spot in the region's biggest home showcase: the featured community for **Greater Charlotte Fall Parade of Homes**.

Division President Michael Emanuel previewed the tour on **Positively Charlotte** ahead of the two-weekend event, running September 19–20 and 26–27.

[Watch now →](#)

CHAPEL HILL, NC

South Creek Condos

Chapel Hill's most exciting development



The South Creek development is one of the most significant projects in Chapel Hill's history. Discover a new way to live: a modern lifestyle community, with low maintenance living surrounded by 80 acres of natural preserved land and amenities that meet everyday conveniences, right at your doorstep.

Condos, townhomes, and rentals are taking shape this fall, with pricing and availability moving quickly. Chapel Hill living, reimagined. Our first condo building, **The Hawthorn** will welcome residents this coming Spring.

[Visit South Creek →](#)

[Discover the Hawthorn →](#)

95 Market

Pre-leasing now open



Chapel Hill's most anticipated new address is open for pre-leasing. **95 Market** at South Creek brings a curated mix of retail, dining, and residential living to the heart of one of the Triangle's most vibrant communities.

Luxury apartments, walkable amenities, and a neighborhood energy that's uniquely Chapel Hill — this is the lifestyle you've been looking for.

Located only 3 miles from Downtown Chapel Hill, we will welcome our first residents before years end. Take advantage of pre-leasing specials and secure your rental in this modern amenity-rich building today.

[Tour 95 Market →](#)

MARVIN, NC

Broadmoor

Beechwood's craftsmanship in Marvin



Broadmoor brings Beechwood's signature craftsmanship to one of the most coveted addresses in the greater Charlotte area.

In the renowned Marvin School district, these estate homes on sprawling sites create a community like no other. Only **two homesites** remain on a private cul-de-sac.

If you've been considering a move to the Charlotte area, Broadmoor is worth a visit. Act now before these final homesites go off the market.

Two opportunities left →

Ferncliff at Cotswold

*Last chance for maintenance free
uptown convenience*



When **Duet 1 at Ferncliff sold**, it didn't take long — and it wasn't a surprise. Timeless architecture, soaring interiors, designer finishes, and an address in Cotswold that puts you minutes from Uptown Charlotte. The kind of home that moves quickly in a neighborhood that sells itself.

Duet 2 is now your opportunity. Two homes remain, starting at \$1,699,900, and the reasons Duet 1 sold are all still here — waiting for you to make them yours.

[Schedule a tour →](#)

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.



The Village Shoppes at Lakeside Pointe
Lake Norman, NC

*See NC disclaimers on page 51



The Village Shoppes at Lakeside Pointe
Lake Norman, NC

*See NC disclaimers on page 51

ACROSS OUR PORTFOLIO

The Spaces Behind the Communities

Commercial leasing opportunities across our portfolio

North Carolina



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.](#)



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



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+ community.



ARVERNE BY THE SEA, NY

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

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



LAKE GROVE, NY

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



Salt & Char,
Saratoga Springs, NY



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

Stay tuned for our Winter Guide for 2026.
In the meantime – follow us on social
to stay in the know.



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, CD25-0243, CD26-0037. *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.

HARBOR COVE AT MARYHAVEN

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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, floor 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, floor 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.

BEECHWOOD
HOMES



Oak Ridge
Saratoga Springs, NY