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Advantages and Disadvantages of Buying New Versus Used Resort Homes

You’ve made up your mind to reward yourself and your family with that special getaway out in the country where all you can breathe is the fresh air and enjoy an active lifestyle of golf, skiing, mountain hikes and more. However, the question you are grappling with is whether to build a new home or buy an existing one. Here are some insiders’ tips to consider.

Maintenance
Clearly there is a big and obvious difference between new and used. Although new homes come with warranties, they last no more than two years on most items. Nonetheless, a new home is far less likely to suffer a roof leak or a leaky faucet than one ten or twenty years old. But remember, you are buying this home to have fun, not for a weekend project, so the new home would be more beneficial.

Getting What You Want
When you build a new home, the floorplan and all the finish choices are yours. It is hard to change the floorplans of an existing home, and changing the finishes of a resale can be costly and time consuming. However, if you buy right, it might be worth it. Depending on lot availability, your choice on location may be broader when buying an existing home, particularly in a large established community like Crystal Springs Resort.

Disadvantages of Buying New Versus Used

Cost
You will typically find that production homebuilders target their homes to be about 15% more expensive than comparable existing homes. With a custom home, the sky is the limit on what you spend. In many areas of NJ you will find it cheaper and a better value to buy a used home. You will also notice far fewer developments being built when the existing home stock prices are depressed.

Delays
Delays are not uncommon in the homebuilding business. Weather, labor shortages, poor planning and tough town inspectors can all slow a job down a job and sometimes can’t be anticipated.

Conclusion
It all comes down to what your wants and needs are. Either way, buying a home whether for retirement, a weekend getaway or primary residence can be a great new chapter in your life. Just make sure you go in with your eyes wide open.

Modern, Healthy & Energy Efficient
New homes, with cool new technologies, are smarter and the designs tend to be more in tune with today’s lifestyles. New homes and modern designs tend to be healthier because of more scrutiny on how materials influence air quality and are also more energy efficient because of the appliances and light fixtures. New building codes require energy efficiency and some builders have taken energy savings to a new level with the Passive home, a super-insulated, low energy home.

Modern also tends to mean smaller lots because of the way developers are going with their subdivisions. With land costs continuing to rise and government restrictions making development and building costlier, developers have moved to smaller lots. Smaller can often mean less maintenance but also less privacy.

Your Neighbors
In a new development, you will find everyone is in the same boat and tends to want to meet new people and make new friends. Moving into an established neighborhood makes it harder to mingle and make those acquaintances.

Do not underestimate the other “neighbors” you will have if you buy in a new development. They include the plumbers, framers, cement trucks and backhoes that will be building up the neighborhood you move into. This can mean early morning noise, dust and muddy roads.
A consideration when choosing a place to live is whether it is a setting that will foster a more active lifestyle, which is a big factor in determining our health and longevity. Are there health & fitness facilities nearby? Are there activities? Are there outdoor spaces to explore? Are there social groups that embrace a healthy lifestyle?

In this vain, a great amenity of Crystal Springs Resort is Minerals Sports Club & Wellness Center. Located in Minerals Hotel. This fitness center features a full service weight & cardio center, tennis, racquetball & basketball courts and a spectacular indoor & outdoor pool complex complete with jacuzzis, a sauna and steam room.

In addition, the sports club has over 80 weekly fitness & yoga classes and wellness seminars including spinning, aqua aerobics, Zumba, aerial yoga and meditation. And if you need a little extra motivation, Minerals Sports Club has certified personal trainers and nutritionists to help get you on the right track.

Members also participate in a very active social scene at Minerals Sports Club with member mixers and other member events such as organized hikes on the nearby Appalachian trail or nature trails at The Resort.

And while you consider setting yourself up to be in a more active setting, why not also make it easier to make the right choices when it comes to what you eat? While we are all tempted to eat the wrong thing sometimes, that temptation is less of an issue if you live in a place where you can load your kitchen with fresh produce from local farms and farmer's markets. Here are just a few of our local favorites: Vernon Valley Farm, Pochuck Farm, Warwick Valley Farmers Market & The Farm at Glenwood Mountain.

Healthy Living Begins in a Healthy Setting

A consideration when choosing a place to live is whether it is a setting that will foster a more active lifestyle, which is a big factor in determining our health and longevity. Are there health & fitness facilities nearby? Are there activities? Are there outdoor spaces to explore? Are there social groups that embrace a healthy lifestyle?

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1. Grand Cascades Lodge Nature Trail

Located at Grand Cascades Lodge, the nature trail runs along the woods of Wild Turkey Golf Course. You will encounter beautiful views of the golf course and wooded surroundings as you walk the hills and wind between golf holes. Get educated along the way with animal and plant fun facts throughout the trail. Stop by the Front Desk or Concierge to pick up a brochure with information and a map. For your safety, please follow the course outlined in the brochure and do not walk on the golf cart path unless indicated.

Length — 3.2 miles | Difficulty — Moderate
Distance from Resort — On Property

2. Hamburg Mountain

Located right outside the door of Minerals Hotel or just a short shuttle ride from Grand Cascades Lodge, is a trail system that runs for many miles throughout the Mountain Creek Ski Area. The initial climb up the mountain is mostly long and gradual, but can be steep in a few places. Upon reaching the mountain’s summit (there are four of them) you’ll find the Mountaintop area to be relatively flat with some moderate hills to climb. Eight lakes can be discovered atop the mountain and provide the source for beautiful streams that cascade down between the ski slopes. Guided tours are also available along with downhill mountain biking and gondola rides up the mountain. In the winter, consider a winter hike on the ski trails starting from the South Base Lodge with a hike up the mountain, across the summit on the connecting trail and down to the Red Tail Lodge in Vernon. Hot chocolate and cold beer awaits as a reward for completion. Please use caution to avoid the downhill skiers.

Length — Various | Difficulty — Moderate
Distance from Resort — On Property

3. Stairway to Heaven

This Appalachian Trail hiking path is located in Vernon, New Jersey right off of Route 94. The popular trail is primarily used for hiking, trail running and nature trips. Stairway to Heaven is accessible year round and dogs are welcome on a leash. The beginning of the hike starts at the Appalachian Trail crossing on Route 517, the Poquoson Valley for about 2.5 miles on boardwalks, a suspension bridge and cow pastures. Then, it crosses Route 94 and enters the “Stairway to Heaven” which includes a steep set of switchbacks over rocky terrain that leads up to one of the most incredible views in New Jersey.

Length — 7.5 miles
Difficulty — Moderate
Distance from Resort — 15 minutes

4. Tillman Ravine

Located in Branchville New Jersey’s Stokes State Forest, this hike offers breathtaking and panoramic views from Sunrise Mountain along the Appalachian Trail. Hikers who trek up the steep side of the mountain will be rewarded with views that encompass the pastoral farmland of New Jersey to the east and undeveloped forests and mountain ridges to the west. For those who don’t relish the idea of climbing up the side of a mountain, following a sometimes rocky and steep trail for a few hours, there is a short drive to the pavilion at the top of the mountain. Stokes State Forest is famous for its impressive beauty, whether it is at the top of a mountain ridge or in the cool and fragrant Tillman Ravine with its rushing stream and steep cliffs. Hikers, campers, fishermen and photographers are attracted to its wild setting.

Length — 1.6 miles | Difficulty — Easy
Distance from Resort — 30 minutes
The view from High Point Monument, at 1,803 feet above sea level, is a spectacular panorama of rich farmland, forest, soft hills and lush valleys in three states. The blue line of the Delaware River divides the verdant ridges of New Jersey from those of Pennsylvania. High Point offers superb trails for hikers and skiers and quiet spots for campers and anglers. The land for High Point State Park, donated by Colonel Anthony R. and Susie Dryden Kuser, was dedicated as a park in 1923. The pleasant landscaping was designed by the Olmsted Brothers of Boston, a prominent landscape architectural firm of that time.

Length — Various  |  Difficulty — Moderate
Distance from Resort — 30 minutes

In the shadow of the Monument, at the northern tip of New Jersey, is the High Point Cross Country Ski Center. Over 1600 feet in elevation guarantees that High Point is the snowiest spot in the metropolitan area. It’s “New England” nearby! Discover an alpine hollow of lakes, trees, wildlife and sweeping vistas. Cross country skis and snow shoes are available to rent. This operation is run by local legend and former Olympian Hans Carlsen. Hans is an avid sportsman and excels at snow sports and soccer with former Cosmos super star Pepe. His wonderful family have worked in various capacities throughout the years within The Resort.

HOURS OF OPERATION
Monday - Friday  9:00am - 4:00pm  |  Saturday - Sunday, Holidays  8:00am - 4:00pm
High Point State Park  8:00am - 4:30pm
973.782.1222  |  1480 NJ-23, Sussex, New Jersey  07461
Seasonal December through March. Weather permitting.

Glacial lakes, limestone outcroppings, former railroads and a small airport are features of Kittatinny Valley State Park. Lake Aeroflex and Gardner’s Pond form part of the headwaters of the Pequest River and are excellent for fishing and boating. This scenic property is home to a variety of wildlife such as white-tailed deer, wild turkeys, a variety of songbirds, beavers, muskrats and squirrels. Hiking, mountain biking, bird watching and horseback riding are among the popular activities that take place here. There are many trails meandering through the park . . . some flat, some steep and rocky, some hilly which mountain bikers enjoy. Running through the park are the Paulinskill Valley Trail and the Sussex Branch Trail which can be taken for over 20 miles all the way to Blairstown, NJ. Former railroads have been converted for use as multiple use trails, were once critical to the development of Sussex County through the late 1800’s and early 1900’s. When snow conditions are abundant, these trails provide an excellent opportunity for cross-country skiing and snowshoeing. You might even see a musher and his dogled team coming down the trail! The airport on-site is used mostly for recreational flyers. Take a break and watch these amateurs take off and land, but be sure to stay on the outside of the fencing. Parking is available on Goodale Road in Andover off of Route 206.

Length — Various  |  Difficulty — Moderate  |  Distance from Resort — 30 minutes

Hiking on a lake? Well clearly, it needs to be frozen which happens every winter without fail, but for various lengths of time. This is a nine mile lake with many nooks and crannies to explore. Far from a “wilderness experience” with all of the development around the lake, one might consider combining the exercise element and great outdoors with some bar hopping. There are some fun places to visit along the lake’s shore, including the Stonewater on the north end with Windless and Alice’s to the south. Conditions can vary, when there is no snow cover, we’d recommend “hiking” with skates, but with snow cover a good set of snow boots will get you around. Also try some cross country skiing or snowshoeing. If you enjoy fishing you can bring along ice fishing gear.

Length — Various  |  Difficulty — Easy
Distance from Resort — 30 minutes

Gristlakes, limestone outcroppings, former railroads and a small airport are features of Kittatinny Valley State Park. Lake Aeroflex and Gardner’s Pond form part of the headwaters of the Pequest River and are excellent for fishing and boating. This scenic property is home to a variety of wildlife such as white-tailed deer, wild turkeys, a variety of songbirds, beavers, muskrats and squirrels. Hiking, mountain biking, bird watching and horseback riding are among the popular activities that take place here. There are many trails meandering through the park . . . some flat, some steep and rocky, some hilly which mountain bikers enjoy. Running through the park are the Paulinskill Valley Trail and the Sussex Branch Trail which can be taken for over 20 miles all the way to Blairstown, NJ. Former railroads have been converted for use as multiple use trails, were once critical to the development of Sussex County through the late 1800’s and early 1900’s. When snow conditions are abundant, these trails provide an excellent opportunity for cross-country skiing and snowshoeing. You might even see a musher and his dogled team coming down the trail! The airport on-site is used mostly for recreational flyers. Take a break and watch these amateurs take off and land, but be sure to stay on the outside of the fencing. Parking is available on Goodale Road in Andover off of Route 206.

Length — Various  |  Difficulty — Moderate  |  Distance from Resort — 30 minutes
Real Estate Market

Estate Homes from $400,000s to $600,000s

Single Family Homes from mid $300,000s to $750,000s

homes throughout The Resort community. Such builders as Toll Homes have been built within this master planned community. There are a total of about 1,000 of the planned 2,500 homes have been built in over 20 unique neighborhoods from 1990 to today. There are about 98% of the units are available to homeowners through various memberships and daily fees.

Outdoors pools, sauna, steam room and waterslide. All of these amenities include underground heated parking garage, multiple fire pits and outdoor kids game center.

Frequent participation in the rental program is high with about 98% of the units are used by the owners or their family members. The participation by owners in the rental pool is very limited due to the high occupancy rates and extensive amenities and meeting space.

The synchro-summer is the most successful condo hotel in the valley with the highest rates and occupancy due to the extensive amenities and meeting space. This is the most successful condo hotel in the valley with the highest rates and occupancy due to the extensive amenities and meeting space. This is the most successful condo hotel in the valley with the highest rates and occupancy due to the extensive amenities and meeting space.

Mountain Kitchen — An American Grille & Bar is located in Minerals Hotel, a great place to grab a drink or a bite with your neighbors . . . you can even hit the dance floor at night. The rain and snow showers don’t dampen the spirits of the residents. This is a great place to meet new friends.

The building design is simple, but the condominiums cedar siding and wood decks coupled with the careful land planning allow them to nestle into the mountain forest quite nicely. Floor plans are simple and most homes are two or three bedrooms. There are a few townhomes but mostly stacked flat condos. The majority of these homes were built from the late 1970s into the mid 1990s.

The Appalachian Hotel

The Appalachian Hotel offers studios, one and two bedroom units complete with kitchens, gas fireplaces and mountain view amenities. Guests can enjoy a heated outdoor pool and hot tub, underground parking, ski/snowboard storage lockers, family game room and a small fitness center. Unfortunately, there is not a full service restaurant but a nice grill and go and a bar. During ski season, The Red Tail Lodge next door offers Hank’s Next Restaurant & Bar as well as Seamus Restaurant & Bar.

The participation by owners in the rental pool is quite limited due to the high occupancy rates and extensive amenities and meeting space. This is the most successful condo hotel in the valley with the highest rates and occupancy due to the extensive amenities and meeting space.

The Red Tail Lodge is a condo hotel offering fully-furnished resort suites with Aspen-style decor. Many of these suites have cozy fireplaces and all offer breathtaking mountain or golf course views. They are mostly standard sized hotel rooms with mini refrigerators and microwaves. The hotel was added as an addition to the original “Spa sports club”, which is now called Appalachian Hotel in 2003.

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Black Creek Sanctuary

This community with 170 condominiums is located at the base of the Mountain Creek Ski area. Not really slope side, the ski area and lodge are a bit steep walk. Mountain Creek features 170 acres of trails with 100% snowmaking and night lighting, open 7 days and nights a week. Mountain Creek is nationally recognized for new skiing and snowboarding teaching programs and its leadership in the development of terrain parks. Mountain Creek includes one of only a handful of all-mountain terrain parks in the country.

Amenities include a community pool and small clubhouse as well as a wildlife refuge.

The Appalachian Hotel

The 177 room Appalachian Hotel is another condo hotel and located at the base of the Vernon Peak at Mountain Creek. The Appalachian Hotel offers studios, one and two bedroom units complete with kitchens, gas fireplaces and mountain view amenities. Guests can enjoy a heated outdoor pool and hot tub, underground parking, ski/snowboard storage lockers, family game room and a small fitness center. Unfortunately, there is not a full service restaurant but a nice grill and go and a bar. During ski season, The Red Tail Lodge next door offers Hank’s Next Restaurant & Bar as well as Seamus Restaurant & Bar.

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CRYSTAL SPRINGS RESORT IS THE LARGEST GOLF RESORT IN THE NORTHEAST WITH SIX PREMIER COURSES

GOLF DIGEST EDITOR’S PICK — BEST RESORTS IN THE AMERICAS

BALLYOWEN GOLF COURSE
18 HOLES — ROGER RULEWICH
#3 Public Course in the Americas - GolfAdvisor

BLACK BEAR GOLF COURSE
18 HOLES — JACK KURLANDER
Top 10 NJ Public Golf Course – GolfAdvisor

CASCADES GOLF COURSE
9 HOLES — ROGER RULEWICH
Innovative golf for the open-minded player.

CRYSTAL SPRINGS GOLF COURSE
18 HOLES — ROBERT VON HAGGE
Top 50 Toughest Courses in America – Golf Digest

MINERALS GOLF COURSE
9 HOLES — ROBERT TRENT JONES, SR.
Top 12 Short Courses in America – Golf Range Magazine

WILD TURKEY GOLF COURSE
18 HOLES — ROGER RULEWICH
Top 10 NJ Public Course – Golfweek & New Jersey Monthly

#ExploreCrystal | CrystalGolfResort.com/Golf
GOAT YOGA

Join us for a 1 hour yoga class followed by 30 minute mix and mingle with the goats. There is something about being in nature with the goats that is calming and therapeutic. A special way to bring more joy and play into our lives.

Hosted at Minerals Hotel on most Saturdays from 1:00-2:30pm and select Sundays from 9:00-10:30am. $40 per person, ages 8 and up. Please meet at the Adventure Center Desk 15 minutes before to sign the waiver. Goat Yoga is hosted outdoors when weather permits. Yoga attire is recommended, long sleeves and pants are preferred. Yoga mats are provided.

A few fun facts:

· Goat Yoga is also known as Caprine Vinyasa and is meant to challenge one’s concentration.
· Originated on a farm in Oregon in 2016.
· Goats can relieve stress in people without having to form a special bond.
· By adding goats to yoga, there is the added benefit of improving mental health.
· Interacting with goats can lower blood pressure and cholesterol levels.
· Goat yoga is considered animal therapy and is for people at all yoga levels.

Space is Limited, Sign up Today! 877.677.1829. 24 hour cancellation policy.

Did you know?

· An acrobat named Jules Léotard in France invented the trapeze.
· His first performance on record was at the Cirque Napoléon in Paris in 1859.
· Léotard didn’t use a safety net to practice his act, instead he used a swimming pool.
· The first flying trapeze performances only used one person and it wasn’t until later years that a second person was added for the ‘catch.’
· The world’s oldest flying trapeze artist is 85 year old Betty Goedhart. She only started training at the age of 78.

KidzSolé is bringing the excitement of the circus arts to Minerals Hotel every July and August! Guests can experience the thrill of flying in a safe and simple way — suitable for all ages and athletic abilities.

Along with the trapeze flying experience, KidzSolé also offers the ever popular Circus Ninja Warrior course and the new Teen Circus Sports.

. . . YOUR ADVENTURE AWAITS!
FESTIVALS, FESTIVALS EVERYWHERE!

The festival scene is thriving in Sussex County... a wonderful reflection of the county's rich heritage and culture.

NEW JERSEY WINE & FOOD FESTIVAL
may 1-3, 2020 | crystal springs resort

Held at the Crystal Springs Country Club, the Festival's Grand Tasting event on Saturday provides an opportunity to sample dishes from dozens of top chefs from the best restaurants in New Jersey and the country paired with wines and spirits from around the world. Over the past ten years, the Festival has grown in stature as a showcase for culinary talent with a who’s who of attending chefs including Jose Andres, Daniel Boulud, David Bouley, Thomas Keller, David Kinch, Michael White and more.

NEW JERSEY BEER & FOOD FESTIVAL
june 19-21, 2020 | crystal springs resort

Taste over 200 varieties of beer at the Festival’s main event on Saturday and enjoy a feast of open fire cooking along with live music, hot air balloon rides and other activities including axe throwing, human foosball and so much more. Experience craft beer pop up tastings throughout the weekend and other festivities including the Brews & Birdies Golf Tournament and a Father's Day Brews & BBQ in the Chef's Garden at The Resort.

CRAWFISH FEST
may 29-31, 2020 | sussex county fairgrounds

What started as a small crawfish boil for 70 people homesick for boiled crawfish in 1989, has turned into Michael Arnone’s 31st Annual Crawfish Fest featuring the best Music & Food that New Orleans has to offer right here at the Sussex County Fairgrounds — Cajun, Zydeco, Delta Blues, New Orleans R&B, Brass, Gospel and Jazz on 3 Stages.

ROCK, RIBS & RIDGES
june 2020 | sussex county fairgrounds

This event is a two day celebration of great Southern Rock music, finger lickin’ barbecue and good times at the Sussex County Fairgrounds! Past featured musicians have included The Marshall Tucker Band, Southside Johnny & The Jukes, M Special and The Outlaws.

35TH ANNUAL OKTOBERFEST
september 21-22, 2019 | mountain creek resort

Put on your lederhosen, grab your stein and head out to enjoy over 100 varieties of beer, cider, hard sodas and seltzer along with traditional German food, live music, dancing and festivities at the region’s biggest and longest running Oktoberfest.

APPLEFEST
october 6, 2019 | village of warwick, new york

What began in 1989 as a simple harvest celebration now attracts over 30,000 visitors to this one day event, traveling from neighboring states to experience the extraordinary variety of Warwick’s apples from the village’s numerous surrounding orchards, as well as a wide variety of offerings from local shops, restaurants and vendors. It is a full day of culture and entertainment you don’t want to miss.

35TH ANNUAL OKTOBERFEST
september 21-22, 2019 | mountain creek resort

Put on your lederhosen, grab your stein and head out to enjoy over 100 varieties of beer, cider, hard sodas and seltzer along with traditional German food, live music, dancing and festivities at the region’s biggest and longest running Oktoberfest.

THE GREAT PUMPKIN FESTIVAL
september - november 2019 | heaven hill farm

Hayrides, Corn Mazes, Pig Races, Carnival Rides, Apple Cider, Donuts and Fresh Produce are featured all month long at this popular destination where tons of visitors make their annual pilgrimage to pick their pumpkins and enjoy the fall bounty midway between Crystal Springs Resort and the apple orchards of the Warwick Valley.

THE SUSSEX COUNTY HARVEST, HONEY & GARLIC FESTIVAL
october 12, 2019 | sussex county fairgrounds

This Festival celebrates agri-ecotourism, arts & heritage of northeastern New Jersey with displays and information about the area farms and natural history. The event features a large farmers market, a wide variety of kid’s activities and educational seminars with beekeepers and local farmers.
Crystal Springs Resort, located in the Kittatinny Mountains of Northwestern New Jersey, offers a breathtaking landscape and 5 magnificent venues throughout 4 distinct properties.

Be awestruck by our luxurious amenities unique to The Resort, including 2 lavish spas, 6 premier golf courses, the country’s finest wine cellar and world-class lodging. An unrivaled culinary team and dedicated on-site wedding planners ensure that your special day is the most romantic chapter of your love story. See you at the altar.
The public’s appetite for Action Park and its legacy continues. In June 2019 Sports Illustrated did a feature article on Action Park which included an interview of the founder’s son Andrew Mulvihill.

“I’m always happy to revisit the good old days of Action Park, truly an extraordinary, one-of-a-kind place. While it had its flaws, The Park did bring joy to millions of guests and employees over the years.”

Also in the works is an untitled book about Action Park by Andrew Mulvihill. The Book will be released in the Spring of 2020 by Penguin Random House. It’s a true insiders look at the park’s inception and growth from an idea to a New Jersey Landmark hosting 20,000 guests a day.

Born and raised in Vernon, New Jersey, Mountain Creek was my backyard. During my school years I logged over 1,000 days at ‘The Creek’ spending every day after school & all weekend long riding and sliding. I have scraped pipes with Olympic medalist Danny Kast and caught air with the best of them.

I am a collector, also a millennial. So that means my collection can’t be things, it needs to be experiences. For my specialties, because all good collectors have one . . . I collect ‘Epic Days’.

Wiktionary’s Definition of Epic: “Extending beyond the usual or ordinary; extraordinary, momentous, great.”

What is an Epic Day you ask? Some say when the sun shines bright, no clouds in the sky, 75° and a cool breeze. To me that’s a nice day. For me, an Epic Day is a powder day. But not just any powder day. We need a dump. A big dump. Doesn’t matter if it was sunny, cloudy, bluebird or a blizzard . . . it is what’s on the ground that matters.

And the snow, it needs to be dry. Deep and wet sucks your board in making your legs burn. Light and fluffy is what you want, so you can float like an angel, it’s easy to turn, mistakes are forgiven. You get to stay in the fall line, with your body constantly pointed downhill, the powder controlling your speed. If you’re not a boarder, abet a good one, you’ll struggle to understand. But those who know, know . . . yeah you, you know the feeling . . . and who cares if you wreck when it’s a pillow of freshies you’re landing on.

You know those times . . . and we’ve had our fair share in the past 10 years, when a big snow storm or blizzard is forecasted and people freak? The news channels get everyone all hyped up, people complain about the cold air and the shoveling they’ll have to do … or not being able to travel on the roads because it’s a State of Emergency.

Man, I love State of Emergencies … my buddies and I call them ‘States of Urgency’, because when they are coming it takes us back to the anticipation we had for the first time in the car with your date on prom night. For you see when they close the roads, all the jive ass turkeys can’t make it to the slopes. We have the place all to ourselves. The freshies are all for us. Locals only.

The key is to position yourself for ‘Epicism’. With a crew of my closest friends, we’d meet up at my family’s slopeside condo the night before for the storm. Wake up, chug coffee, wolf down breakfast . . . out the door onto the lift we go. A quick ride up the mountain, we are the first to stare down the white room!

First tracks is a must for an Epic Day. Carving beautiful arcs in the virgin snow, spraying your buddies as they ride by. And when the slopes get scarred with too many tracks, into the trees and off to those sweet spots only us locals know about for some more untracked terrain. Tree riding in Jersey you say? Hell yeah, Tree riding in Jersey . . . because it’s an Epic Day.

Dozens of runs until it’s all used up, no more virgin snow to be had. And when the day is done, legs burning, you pop that first beer and just smile at your friends. There’s no need for words. These are your buddies. They know what you’re smiling about! You need your buddies there because no matter how rad your ride is, how high you soar or how loud you yelp with powder joy, if no one can hear it, no one can see it, did it really happen? You see we millennials . . . we invented the sharing economy, so of course we have to share our, Epic Days.
What plants will you find along the Nature Trail?

Located on the property of Grand Cascades Lodge, the Nature Trail features beautiful woodland views alongside Wild Turkey Golf Course. It is a favorite spot for guests and residents of Crystal Springs Resort to unwind, detach and explore nature.

DID YOU KNOW . . .

**Dandelion**
The yellow flower turns into a round ball, known as a “blowball” and the fruits are dispersed in the wind. Next time you pick a dandelion and blow the fruits you will know what it is!

**Garlic Mustard**
This plant has been used as a disinfectant or diuretic.

**Jewelweed**
Also known as “touch me not” because the seed pods are pendant and have projectile seeds that explode out of the pods when they are lightly touched.

**Mayapple**
The umbrella leaf shaped plant has a showy white flower that gives way to edible fleshy fruits. The fruits, when ripe, look much like a lemon.

**Oak Tree**
Commonly used for making barrels to help age wine, sherry and other spirits. The oak barrels underwrite to the color, taste and aroma of the wine or spirit.

**Purple Dead Nettle**
The leaves are described as a super food and are the only part of the plant that is edible; it is commonly used in mixed salads, soups and even smoothies.

**Stinging Nettle**
The entire plant is covered in hairs that when touched can cause a temporary burning/stinging sensation, thus giving it the other common names burn nettle, burn weed or burn hazel.

**Weeping Willow**
This tree will grow up to 30’ to 40’ high and 35’ wide and grows at a fast rate of 8 feet a year.

**White Pine**
This tree is identified to be one of the tallest trees in eastern North America. Once the tree gets to 200-250 years old, it is considered to be mature and some can live for over 400 years.

**Wild Onion**
Underground bulbs and green leaves are edible raw or cooked. The young green leaves are great to add to a salad or sandwich while the mature leaves are good chopped up for stir-fry.
Did you know . . .

**Beaver**
Possess a set of transparent eyelids so they can see underwater.

**Black Bear**
Have an amazing sense of smell, which is about 7 times greater than a dog’s and 100 times greater than a human’s.

**Bobcat**
Each bobcat has its own area of land that it protects which other bobcats avoid so you will rarely see 2 bobcats together.

**Coyote**
The iconic lone howl is most commonly used to announce the presence of a lone coyote separated from its pack.

**Great Blue Heron**
This bird often stands motionless as it scans for prey or wades belly deep with long, deliberate steps. Although they move slowly while searching for prey, they can strike like lightning to grab a fish or snap up a mouse.

**Muskrat**
When diving, muskrats can stay underwater for 15 to 20 minutes without resuming to the surface to breathe.

**Opossum**
These animals have impressive prehensile tails which they can use to wrap around tree limbs and carry bundles of grass and other materials.

**Porcupine**
Each quill has between 700-800 barbs along its tip (like fish hooks), making it difficult or impossible for predators to remove them.

**Red Fox**
Like humans, foxes often take on nannies to help with their pups; the nannies are non-breeding sisters or a female cub from a previous litter.

**Snapping Turtle**
In the water, snapping turtles behave very friendly but become furious when taken out of water.

What animals will you find along the Nature Trail?
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Wednesday Specials
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Friday 2:00–10:00pm
Saturday 12:00–10:00pm | Sundays Closed

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250 Things To Do at Crystal Springs Resort

There's always a reason to come back to New Jersey’s favorite resort with so many things to do at and around The Resort. Below are a few of our favorite things to do at The Resort, see all 250 at www.crystalspringsresort.com/250

#4 Explore the Mountaintop Lake
Learn to paddle board, trek the lake in a kayak or canoe, catch a fish or just chill on the beach at The Resort’s Mountaintop Lake and Nature Center surrounded by hundreds of acres of pristine forest.

#9 Learn Trapeze
Visit KidzSolé in the Summer at Minerals Hotel and experience the thrill of flying in a safe and simple way - suitable for all ages and athletic abilities. Along with the trapeze flying experience, KidzSolé also offers the ever popular Circus Ninja Warrior course for children 11 and younger.

#13 Meet the Bee Keeper
Join local bee keeper JF from Bees, Birds and Bears Apiary on select dates throughout the summer as he discusses fun facts about how bee colonies develop, how they make honey and why they are so helpful to the food chain. This is an event that you don't want to miss!

#21 Take a Mixology Class
Join our Resort Mixologists to learn how to create the perfect cocktail. Focusing on a different topic each week, learn the history of the featured spirit and how to properly utilize it in a cocktail.

#24 Close a Deal
The Resort is the perfect place to bond with your clients and many deals have been made over a round of golf at Ballyowen, a beer at the Crystal Tavern or a sensational meal in the Chef’s Garden or Restaurant Latour.

#30 Say ‘I Do’
Celebrate your special day in a stunning setting while your guests can enjoy a weekend in the mountains they will remember for a lifetime, Crystal Springs Resort is the perfect place for a destination wedding with five distinct wedding venues and world-class catering.

#33 Teach your Future Golf Buddy the Game
Minerals Golf Club is the perfect place to teach your kids the game. This family-friendly course features junior tees, optional oversized cups, four-seater golf carts, kid's rental clubs and a relaxed environment with no pushy marshals.

#42 Explore Fall on the Crystal Springs Resort Harvest Trail
See the front desk or concierge for a copy of the Crystal Springs Resort Harvest Trail Map and Brochure, highlighting dozens of nearby farms, farmer's markets, apple orchards, local shops, vineyards, distilleries and breweries in Sussex County and the Warwick Valley Black Dirt Region.

#46 Race in a Duck Boat
The competition and silliness are quite serious every summer afternoon in the Minerals Hotel outdoor pool with daily activities including the cliff jump 'big splash' contest, duck boat races and more! For those who prefer spectating over participation, Moonshine Poolside Bar is the perfect place to sit back and observe.

#54 Make Ooey, Gooey S'mores
This good old fashioned campfire treat is the perfect end to an amazing day with friends & family.

#59 Get Better with Leadbetter
If playing six resort golf courses is not enough to sharpen your game, then consider getting some professional instruction at David Leadbetter’s Northeast Headquarters located at Black Bear Golf Club. The Academy offers group clinics, private lessons and everything in between to get your game on track.

#62 Meet Top Chefs & Wine Makers at the New Jersey Wine & Food Festival
This festival is a series of exclusive dinners, seminars and food tastings featuring dozens of chefs from the best restaurants in New Jersey and New York along with fine spirits and wines from some of the world’s best producers. Over the past ten years, The Festival has grown in stature showcasing culinary talent with a who’s who of attending chefs including José Andrés, Daniel Boulud, David Bouley, Thomas Keller, David Kinch, Michael White and more.

#70 Play Some Après Golf Games
Golfers and non-golfers alike will enjoy the laid back atmosphere of the Bear Den Golf patio at Black Bear Golf Club overlooking the back side of the Hamburg Mountains featuring mouthwatering barbecue, cold drinks, outdoor pool tables, dart boards, foosball, corn hole and more.

#78 Listen to the Pipes & Enjoy a Pint
Grab a pint of your favorite brew and watch the sunset over the Kittatinny Mountains while enjoying the live music of the Bagpipe Band call in the golfers at the end of the day.

#81 Snow Pool Après Ski
Whether you ski or not there is something very relaxing about sitting in a heated pool while the snow is falling. Adding a spiked hot cocoa doesn’t hurt either. Both the Tropical Biosphere and Minerals Hotel Pool feature swim-ups, heated outdoor snow pools for year-round enjoyment.

#89 Decorate a Mini Tree
Make a Shiitake Mushroom Log

#96 Take a Babymoon
Before your family welcomes it's newest member, take a relaxing and romantic getaway with your sweetheart. The Resort's Babymoon package includes spa treatments, a dinner for two and a 50-minute side-by-side couples massage.

#108 Experience Restaurant Latour’s Sommelier Table
Explore the Mountaintop Lake

#117 Explore Fall on the Crystal Springs Resort Harvest Trail
Explore Fall on the Crystal Springs Resort Harvest Trail

#124 Try Aerial Yoga
One of the weekly yoga classes offered at Minerals Sports Club, Aerial Yoga is an advanced class that incorporates silk slings to help you stretch, increase flexibility and burn fat, allowing you to maintain a good balance both inside and out.

#187 Inspire & Recharge Your Team
With over 100,000 square feet of indoor & outdoor meeting and catering space, Crystal Springs Resort is a great place for off-site company retreats. In addition to its unique meeting spaces and exceptional corporate dining program, the Resort offers over sixty team building and wellness activities to enhance any group event.

#199 Hike to the Beaver Lodge
Enjoy a beautiful hike to the Mountaintop Lake where you can see an actual beaver lodge. This invigorating trek will provide a great workout as well as a glimpse into the local flora and fauna.

#207 Make a Shiitake Mushroom Log
Join Sarah Berman and Corey Fixel of The Armstrong Farm in Augusta, New Jersey every Spring at The Resort and make your very own Shiitake mushroom log. Did you know the total process takes about one year from planting to consumption – and early spring is the perfect time to start!

#229 Mountain Creek Snow Sports
Take a resort shuttle over to nearby Mountain Creek to enjoy a host of winter fun. Choose from Downhill Skiing, Snowboarding or Snow Tubing. Rental Equipment and lessons are available, as well as a mountain sports shop.
Experience a collection of indoor and outdoor restaurants, bistros, pubs and cafes, ranging from 4-star dining at the award-winning Restaurant Latour and accompanying world renowned Wine Cellar to New Jersey’s freshest culinary experience in the Chef’s Garden. Enjoy outstanding food in breathtaking settings delivered with signature warm hospitality.

**Restaurant Latour**  {Grand Cascades Lodge}
The Resort’s culinary crown jewel showcasing the best of NJ’s bountiful farms and artisan producers. The renovated Restaurant Latour reflects a unique connection to our pristine natural surroundings ... bringing the woods indoors in a stunning new room full of natural finishings with panoramic mountain views.
The new eight seat ‘Sommelier Table’ allows you to explore unique wines and the world’s finest Miyazaki beef, Mangalitsa lardo, caviar & so much more. Reservations are recommended, but not required for the Sommelier Table.

**Biosphere Café**  {Grand Cascades Lodge}
Freshly made gelato, sandwiches, salads, tropical drinks & smoothies.

**Chef’s Garden**  {Grand Cascades Lodge}

**The Crystal Tavern**  {Grand Cascades Lodge}
Contemporary American menu with panoramic valley views.

**Springs Bistro**  {Grand Cascades Lodge}
Tuscan-inspired cuisine with indoor & outdoor patio seating.

**Kites — An American Grille**  {Minerals Hotel}
Casual dining with seasonal outdoor terraces.

**Moonshine & The Farm Stand**  {Minerals Hotel}
A warm-weather rustic resort hot spot with an outdoor grill, great cocktails and live music!

**Owen’s Pub**  {Ballyowen Golf Club}
Pub dining paired with a rarified Scotch & Irish Whiskey menu and awe inspiring vista views.

**Bear Den Grille**  {Black Bear Golf Club}
Casual American classic eatery featuring an extensive Bourbon menu & parlor games.

**Vista 180° Grill**  {Grand Cascades Lodge}
Enjoy burgers, dogs, salads, snacks & cocktails while soaking up the sun poolside.
Restaurant Latour, Crystal Springs Resort’s most unparalleled dining experience, nestled among the rolling hills of Northern New Jersey, is a newly renovated gem that exceeds all expectations. From the collaborative vision of Crystal Springs Resort’s CEO Julie Mulvihill and COO Robby Younes, the revealed concept draws inspiration from the natural world. With multiple recognitions on New Jersey Monthly’s Best Restaurants list, four-star reviews from The New York Times and The Star-Ledger, the prestigious Wine Spectator Grand Award and a recent induction into Wine Enthusiast’s Hall of Fame…this is a dining experience not to miss.

Inspired by the lush terrain of the area, the new Restaurant Latour is intended to bring the outside in. The dining room showcases a miraculous wall of salvaged tree bark, stone from local quarries, antique light fixtures and custom made furnishings. INC Architecture & Design, a team who are well known for their hotel, restaurant and residential work in Manhattan, executed the redesign. Local artist artwork and input were also incorporated into the finishing touches of the décor.

Resort Executive Chef Aishling Stevens and Restaurant Latour’s chef de cuisine Matt Laurich encourage guests to embark with them toward a dining experience influenced by naturalistic modernism. The menu allows guests a choice between a four course prix fixe menu or a seven course chef’s tasting. Seasonal elements are highlighted in a modern and stylish way with a tangible connection to the area’s surroundings, utilizing fermentation, preservation, foraging and local sourcing.

A unique new feature to New Jersey’s finest dining experience is the eight seat Sommelier Table now available without reservations. An alternative to the full dinner options offered at Restaurant Latour, the Sommelier Table allows for a less formal, yet equally enjoyable experience. This interactive exploration allows guests to pair unique wines and the world’s finest ingredients. It is the perfect opportunity for friends, family and strangers alike to enjoy a delightful evening over great food and an even better glass of wine.

onward and upward
the unveiling of the new restaurant latour
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@restaurant_latour THECRYSTALSPRINGSRESORT.COM/DINE/LATOUR
Located in the top of the mountains by Minerals Hotel, Crystal Springs Resort’s Adventure Center encourages families, groups & corporate teams to pursue new interests, cultivate friendships and bond through a wide variety of outdoor activities.

As the ultimate hub for recreational enjoyment, the Adventure Center offers the ‘Mountaintop Experience’ and guided excursions where guests can connect with nature.

The Mountaintop Experience includes hiking trails with incredible views, canoeing, kayaking, fishing, swimming, archery and stand-up paddle boarding at the Mountaintop Lake, home to native Large-Mouth Bass, Bluegill, Chain Pickerel, Perch and Rock Bass. Guests can also soak up the sun and tranquility of the Mountaintop Lake by simply lounging on the white sandy beach. The friendly and knowledgeable recreational guides and lifeguards provide tips and tricks to ensure that all Mountaintop activities can be enjoyed by individuals of any age.

The Adventure Center can also schedule zip-lining, horseback riding, ropes course, skydiving and hot air balloon rides for those looking to get their adrenaline pumping.

If you are in need of the perfect way to disconnect from everyday stresses and reconnect with the beauty of nature, all while learning new skills and having fun, the Adventure Center is a must visit. Open daily in the summer. For more information on the Adventure Center visit TheCrystalSpringsResort.com.

ACTIVITIES FOR ALL!
What is a Condo Hotel & how do they work?

Here are the FAQs.

If you are considering buying a vacation home or weekend getaway, a condo hotel is a worthy consideration. The Resort Valley is home to three condo hotels, Grand Cascades Lodge & Minerals Hotel at Crystal Springs Resort and The Appalachian Hotel & Black Creek at Mountain Creek. If you are uncertain or confused as to how condo hotels work, you are not alone . . . here are answers to the most frequently asked questions.

In a nutshell, what is a condo hotel?
A condo hotel tends to be a mid to high rise building that functions like a normal hotel but rather than having one owner there is an individual owner for each room or unit.

What are the benefits of condo hotel ownership?
Maintenance free living with rental income generated when you aren’t using your unit. You turn the key to find an immaculately clean & maintained unit with fresh linens and towels and even coffee in the cupboard.

What are the weaknesses or risks?
Buying pre-construction in a startup poses more risks than an established property where you can sample the place by staying a few days. Once in the rental program there can be some restrictions on personal use.

What are condo hotel rooms like?
They can really vary from being a typical hotel type room like those found in Minerals Hotel to Grand Cascades Lodge units with full kitchens and fireplaces in studios, one, two and three bedroom units.

How does the rental program work?
Typically, the income is split with the rental company who pays for the marketing, check-in and cleaning. Owners pay their mortgage, taxes, insurance, utilities and maintenance of the unit. The rental company handles all maintenance issues at the unit owner’s expense.

Can I rent my unit out myself?
If you are in the rental program you can lend your unit to friends or family but not rent it out. Some owners have tried using Airbnb or VRBO and found they make far less with more hassle than if the unit was marketed and run by the on-site rental company.

What about the furnishings? How does that work?
They really vary from being a typical hotel type room like those found in Minerals Hotel to Grand Cascades Lodge units with full kitchens and fireplaces in studios, one, two and three bedroom units.

How much income can I count on?
That can vary tremendously from property to property and depending on unit type and location. The good news is you can review the historical unit income before you buy.

What makes for a successful condo hotel?
A strong operator will likely rent your room on weekends, holidays and the summer season. The key is mid-week rentals. This requires meeting facilities and banquet rooms to attract corporations and groups. Grand Cascades Lodge and Minerals Hotel both possess substantial facilities & attract significant mid-week group business.

Is the rental program optional?
Yes it is, though the vast majority of owners place their unit in the rental program to generate income when not using the unit and to enjoy maintenance free living.

Is there a home owner’s association and what is its role?
Every condo hotel has its own home owner’s association to collect dues for maintenance and ultimately replacement of the common elements, i.e the roof.

What about the amenities . . . are they included?
This varies from property to property, but generally if you join the rental pool, all amenities are included though some like golf and skiing need to be paid for.

What do the rooms cost?
Minerals Hotel rooms start in the $40,000’s, The Appalachian Hotel rooms in the $70,000’s and Grand Cascades Lodge in the $175,000’s+.

How can a potential investor find out what is for sale in the condo hotels?
Mountain Resort Properties is the on-site brokerage firm that specializes in condo hotels with offices at Crystal Springs Resort, as well as the showroom at Grand Cascades Lodge & at Great Gorge Village next to Minerals Hotel. 973.827.6767. Open 7 days a week from 10:00am to 6:00pm.
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Rachel A. Geraci
VP of Mortgage Lending
28 Trinity Street
Newton, NJ 07860

O: (973) 840-1971   C: (845) 313-9876
Rate.com/rachelgeraci
rachel.geraci@rate.com
### Lots for Sale

**Crystal Springs Resort Sales Office — 3 Wild Turkey Way, Suite 203, Hardyston, NJ | 973.827.6767**

**Great Gorge Sales Office — 1 Insbrook Drive, Vernon, NJ | 973.827.7725**

**New Listings Hit the Market Every Day! Visit Us At: www.mountainresortproperties.com**

#### Hardyston, New Jersey

<table>
<thead>
<tr>
<th>MLS#</th>
<th>Address</th>
<th>Price</th>
<th>Bedrooms/Baths</th>
<th>Notes</th>
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<tbody>
<tr>
<td>3503017</td>
<td>19 Bracken Hill Road, Hardyston, NJ</td>
<td>$649,900</td>
<td>4/3.5</td>
<td>Corner Lot, Backs to Golf Course</td>
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<tr>
<td>357846</td>
<td>12 Linwood Avenue, Hamburg, NJ</td>
<td>$349,900</td>
<td>4/2.5</td>
<td>Beautiful Victorian Style Home</td>
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<td>3547721</td>
<td>1 Rock Oak Court, Hardyston, NJ</td>
<td>$499,900</td>
<td>4/2.5</td>
<td>Impeccable Golf Fronting Home</td>
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<td>3656353</td>
<td>3 Wild Turkey Way, Unit 5516, Hardyston, NJ</td>
<td>$224,900</td>
<td>2/1.5</td>
<td>4 Season Resort Living, Top Floor Views, Vacation Home that Pays for Itself</td>
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<td>4 Rockhall Court, Hardyston, NJ</td>
<td>$408,900</td>
<td>3/3.5</td>
<td>Golf Course &amp; Pond Views</td>
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<td>3531659</td>
<td>200 Route 94, Unit 167, Vernon, NJ</td>
<td>$70,500</td>
<td>1/1</td>
<td>Mountain Views From Back Deck</td>
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<td>3545305</td>
<td>62 Briar Court, Hardyston, NJ</td>
<td>$369,900</td>
<td>3/2.5</td>
<td>Master Bedroom has Incredible Golf Views</td>
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<td>3501839</td>
<td>30 Gingerbread Court Road, Hamburg, NJ</td>
<td>$549,900</td>
<td>6/3.5</td>
<td>Sussex County Historic Building, Fully Updated &amp; Ready for Your Business, 7,000 sq. ft. with lots of parking</td>
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<td>5 Bracken Hill Road, Hardyston, NJ</td>
<td>$649,500</td>
<td>3/2.5</td>
<td>Fully Renovated Lower Level with 2nd Kitchen &amp; Pool Access</td>
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<td>3546379</td>
<td>8 Little Tarn Court, Hardyston, NJ</td>
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<td>6/3.5</td>
<td>Fully Renovated Lower Level with 2nd Kitchen &amp; Pool Access</td>
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<tr>
<td>3588843</td>
<td>2 Chamonix Drive, Unit 447, Hamburg, NJ</td>
<td>$139,500</td>
<td>1/1</td>
<td>Fully Furnished Luxury Residential Suite in Minerals Hotel</td>
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<tr>
<td>3548132</td>
<td>3 Wild Turkey Way, Unit 246, Hardyston, NJ</td>
<td>$240,000</td>
<td>1/1</td>
<td>4 Season Resort Living, Beautiful 1 Bedroom Vacation Home that Pays for Itself</td>
</tr>
</tbody>
</table>

#### 14 Country Lane, Hamburg, NJ

This Custom home with three bedrooms and two and one half baths will be completed in mid-2019. The design team includes some of the area’s most creative and dynamic designers who have teamed up to construct a cutting edged look that will glow with high quality finishes. Offered for $485,000.

**Contact: Jennifer Wandel 973-790-8757 Jennifer@mountainresortproperties.com**

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13 Wellwood Drive, Unit 2, Vernon, NJ
3 Bedrooms, 2.5 Baths
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MLS# 3558816                      $519,000
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5,000 sq. ft. Contemporary Custom Home
Mother-Daughter Suite at Lower Level
Private Office with Separate Entries for Remote Worker or Professional
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2 Chamonix Drive, Unit 245, Vernon, NJ
Newly Renovated Unit
Mountain & Sunset Views
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nmartin@mountainresortproperties.com

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406 Aqueduct Road, Vernon, NJ
3 Bedrooms, 2.5 Baths
Ranch Style Home with Old Lake Views
Large End Unit Townhouse
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mwingle@mountainresortproperties.com

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2 Chamonix Drive, Unit 216, Hamburg, NJ
4-Season Resort Living
Fully Furnished Vacation Condo
High Income Producing Rental Property
Contact: Richard Mayer 570-460-2990
rmayer@mountainresortproperties.com

MLS# 3532709                      $67,900
2 Chamonix Drive, Unit 441, Vernon, NJ
Newly Renovated Condo in Minerals Hotel
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Bearing Program Option
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mwingle@mountainresortproperties.com

MLS# 3545456                      $204,900
1 Willow Road Drive, Unit 5, Vernon, NJ
2 Bedrooms, 2 Baths
Beautiful Home in Great Gorge Village
Furnished Condo in Beautiful Complex
Golf & Mountain Views
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9 Wellwood Drive, Unit 1, Vernon, NJ
4 Bedrooms, 3.5 Baths
Multi-Level Corner Townhome with Garage
High Incomes Producing Rental Property
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MLS# 3528709                      $47,900
2 Chamonix Drive, Unit 431, Vernon, NJ
Newly Renovated Condo in Minerals Hotel
Vistas of Outdoor Pool & Mountains
Bearing Program Option
Contact: Michelle Wingle 973-670-2722
mwingle@mountainresortproperties.com

MLS# 3552494                      $135,900
5 Brandonweir Drive, Unit 2, Vernon, NJ
2 Bedrooms, 1 Bath
Large End Unit with Wrap Around Deck
Condo in Minerals Hotel
Contact: John Cerutti 973-670-6747
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MLS# 3512466                       $53,000
2 Chamonix Drive, Unit 220, Vernon, NJ
4-Season Living
Fully Furnished Vacation Condo in Minerals Hotel
Access to All Resort Amenities
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Fully Upgraded, must see Private Home
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MLS# 3524570                      $675,000
61 Compton Road, Vernon, NJ
4 Bedrooms, 3.5 Baths
Spacious Single Family Home
Golf & Mountain Views
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gschechter@mountainresortproperties.com

MLS# 3535640                      $525,000
12 Bracken Hill Road, Hardyston, NJ
3 Bedrooms, 3.5 Baths
Custom Glass Eagle W
Enjoy Resort Style Living backing up to the Women's 6th Tee
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poravec@mountainresortproperties.com

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MLS# 3524570                      $675,000
61 Compton Road, Vernon, NJ
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Spacious Single Family Home
Golf & Mountain Views
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MLS# 3534799                      $189,900
102 Bixar Court, Hardyston, NJ
3 Bedrooms, 2.5 Baths
Fully Upgraded Versailles Style Townhome
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Walk on to Mountain Creek
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srosal@mountainresortproperties.com

MLS# 3534568                      $135,000
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2 Bedrooms, 1 Bath
Large End Unit with Wrap Around Deck
Condo in Minerals Hotel
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jcerutti@mountainresortproperties.com

MLS# 3538312                      $159,900
8 Daily Business Place, Unit 8, Vernon, NJ
3 Bedrooms, 2 Baths
End Unit with Atrium Windows & Cathedral Ceilings
Deck with Golf Course View
Contact: Andrew McManus 973-864-6922
amcmus@csresort.com

MLS# 3530710                        $485,000
14 Country Lane, Hardyston, NJ
4-Seasons Resort Living
Fully Furnished Condo
Contact: Glenn R. Schechter 973-445-8642
gschechter@mountainresortproperties.com

MLS# 3530270                      $309,900
6 Rockhall Court, Hardyston, NJ
2 Bedrooms, 2.5 Baths
Spacious Townhome with Full Basement
Newly Equipped with Full Basement
Utilities Included in Monthly Maintenance Fee
Contact: Kathleen Wedral 973-390-8577
kwedral@mountainresortproperties.com

MLS# 3545472                      $279,900
773 Canistear Road, Vernon, NJ
3 Bedrooms, 3 Baths
Brand New Custom Home
Pristine Unit with Renovated Kitchen
Private Home Ready to Be Built
High Ceilings & Open Floor Plan
Contact: Steven Rosal 973-919-7385
srosal@mountainresortproperties.com

MLS# 3544672                      $279,900
773 Canistear Road, Vernon, NJ
3 Bedrooms, 3 Baths
Brand New Custom Home
Pristine Unit with Renovated Kitchen
Private Home Ready to Be Built
High Ceilings & Open Floor Plan
Contact: Steven Rosal 973-919-7385
srosal@mountainresortproperties.com

MLS# 3546437                      $674,900
10 Easter Lane, Hardyston, NJ
2 Bedrooms, 2 Baths
First Floor of Minerals Hotel Near Pool
Completely Renovated 1 Bedroom Condo
Priced for Sale
Contact: Glenn R. Schechter 973-445-8642
gschechter@mountainresortproperties.com

MLS# 3540660                      $43,900
2 Chamonix Drive, Unit 304, Vernon, NJ
1 Bedroom, 1 Bath
Pristine Unit with Renovated Kitchen
Fully Furnished Condo in Minerals Hotel
Contact: Michele Wingle 973-670-2722
mwingle@mountainresortproperties.com

MLS# 3549837                      $185,000
3 Wild Turkey Way, Unit 1101, Hardyston, NJ
4-Seasons Resort Living
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Vacation Home that Pays for itself
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jcserutti@mountainresortproperties.com

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**UNDER CONTRACT**

- **MLS# 3546627**
  - 20 August Drive, Unit 6, Vernon, NJ
  - 2 Bedrooms, 2 Baths
  - Fully Furnished Unit in Minerals Hotel
  - Contact: Barbara King 201-835-3379
  - bking@mountainresortproperties.com
  - $114,900

- **MLS# 3568077**
  - 23 Express Lane, Hardyston, NJ
  - 4 Bedrooms, 2.5 Baths
  - Fully Renovated & Private Home on Carl de sac
  - Contact: Glenn R. Schechter 973-445-8642
  - gschechter@mountainresortproperties.com
  - $309,900

- **MLS# 3519386**
  - 3619 Route 94, Hardyston, NJ
  - 12,000 sq. ft. of Bldgs Design
  - Fully Renovated in Minerals Hotel
  - Top Floor Unit with Water Fall
  - Contact: Andrew Mulvihill 973-864-6992
  - amulvihill@csresort.com
  - $1,500,000

- **MLS# 3547579**
  - 2 Chamonix Drive, Unit 431, Vernon, NJ
  - Fully Furnished in Minerals Hotel
  - Top Floor Unit with Water Fall
  - Contact: John Cestari 973-670-6767
  - jcestari@mountainresortproperties.com
  - $44,999

- **MLS# 3498704**
  - 2 Chamonix Drive, Unit 415, Vernon, NJ
  - Fully Furnished Unit in Minerals Hotel
  - 4-season Amenities
  - Contact: Kathleen Wielof 973-399-0757
  - kwielof@mountainresortproperties.com
  - $42,900

- **MLS# 3538114**
  - 56 Tenney Hill Drive, Hardyston, NJ
  - 3 Bedrooms, 3 Baths in Minerals Hotel
  - Large Updated Ranch Home
  - Contact: Edward Weiss 973-903-8027
  - aweiss@mountainresortproperties.com
  - $334,900

- **MLS# 3556325**
  - 2 Lakeside Court, Vernon, NJ
  - 2 Bedrooms, 1 Bath
  - Fully Renovated & Private Lakeside Home
  - Contact: Angela Erichsen 718-757-4595
  - aerichsen@mountainresortproperties.com
  - $229,900

- **MLS# 3529139**
  - 3610 Route 94, Hardyston, NJ
  - Fully Appointed Master Planned Resort Community
  - 246 Acre Fronting Wild Turkey Golf Course & Route 94
  - 1 Hour from New York City
  - Contact: Andrew Mulvihill 973-864-6992
  - amulvihill@csresort.com
  - $15,000,000

- **MLS# 3570508**
  - 27 Woodstock Drive, Hardyston, NJ
  - 3 Bedrooms, 3.5 Baths
  - Summit & Golf Views with Fenced in Yard
  - A Must See Home
  - Contact: Glenn R. Schechter 973-445-8642
  - gschechter@mountainresortproperties.com
  - $589,900

- **MLS# 3568873**
  - 2 Birch Road, Vernon, NJ
  - 2 Bedrooms, 2 Baths
  - Lakeside Community Home
  - Fully Upgraded with Walk in Closets
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  - rmayer@mountainresortproperties.com
  - $249,000

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