

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 1132*

List Price: \$177,000

Residential Client 2up



MLS#: 3217699 Section: Crystal Springs
 Status: A ZN: recreation LP: \$177,000
 Rms: 1 GRS: OLP: \$177,000
 Bdrm: 1 MSJR: SP:
 FB: 0 HS: LD: 04/29/2015
 HB: 0 Acres: 0.00 UCD:
 ZIP: 07419-1266* LtSz: 0.1807% COMM AREA* CD:
 RZIP: 07419 SqFt: 341 ADM: 159
 Block: 16* CLR: Green DOM: 161
 Lot: 1.9* CL: Yes SDA:
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Historical /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey way to top of the hill - grand Cascades on Right

Remarks: This an opportunity to own a furnished Studio condominium at a great price. This condominium includes all the furniture and beautiful finishes. Enter into an optional rental program to offset the

GENERAL INFORMATION

IntFeat: Elevator
 ExtFeat: Curbs
 Bsmnt: No / Heat: 1 Unit, Heat Pump
 Cool: 1 Unit, Heat Pump Sewer: Association, Public Sewer
 Garage: 0 / Garage Under Water: Association, Public Water
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$242 / Monthly FarmAsm: No HmWrnty: Yes Taxes: \$3,203 / 2014 LndAsmt: \$60,000
 AppFee: \$484 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$63,800
 Other: \$ / Easement: Yes / hallway TotAsmt: \$123,800
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 2267*

List Price: \$209,900

Residential Client 2up



MLS#: 3250310 Section: Crystal Springs
 Status: A ZN: recreation LP: \$209,900
 Rms: 2 GRS: OLP: \$209,900
 Bdrm: 1 MSJR: SP:
 FB: 1 HS: LD: 09/02/2015
 HB: 0 Acres: 0.00 UCD:
 ZIP: 07419-1266* LtSz: 0.2464% COMM AREA* CD:
 RZIP: 07419 SqFt: 465 ADM: 35
 Block: 16* CLR: green DOM: 35
 Lot: 1.9* CL: Yes SDA:
 Unit #: 267 GSMLS.com:Yes
 Floor #: 2 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Standing /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Development Home, One Floor Unit

Directions: Rt 94 to Wild Turkey Way to top of hill

Remarks: Grand Cascades Lodge at Crystal Springs !!! Fully furnished Studio "B" with full kitchen and mountain views. Great location, overlooking the natural turf putting green. Beautiful furniture,

GENERAL INFORMATION

IntFeat: Elevator, Window Treatments
 ExtFeat: Deck
 Bsmnt: No / Heat: 1 Unit, Heat Pump
 Cool: 1 Unit, Heat Pump Sewer: Association, Public Sewer
 Garage: 0 / Garage Under Water: Association, Public Water
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$324 / Monthly FarmAsm: No HmWrnty: Yes Taxes: \$4,060 / 2015 LndAsmt: \$80,000
 AppFee: \$648 OTP: Condominium TaxRt: 2.588 / 2015 BldAsmt: \$76,900
 Other: \$ / Easement: Unknown / TotAsmt: \$156,900
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 2247*

List Price: \$214,900

Residential Client 2up



MLS#: 3146829 Section: Crystal Springs LP: \$214,900
 Status: A ZN: residential OLP: \$249,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 06/01/2014
 FB: 1 HS: UCD:
 HB: 0 Acres: 0.00 CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 491
 RZIP: 07419 SqFt: 638 DOM: 493
 Block: 16* CLR: green SDA:
 Lot: 1.9* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to top of the hill

Remarks: Great views of the golf course, mountains and putting course. Optional rental program available to help offset costs. Enjoy all the luxuries in this one bedroom condo

GENERAL INFORMATION

ExtFeat: Curbs, Deck
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association
 Garage: 1 / Garage Under, See Remarks Water: Association
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$439 / Monthly FarmAsm: No HmWrnty: No Taxes: \$2,955 / 2013 LndAsmt: \$80,000
 AppFee: \$878 OTP: Condominium TaxRt: 2.374 / 2013 BldAsmt: \$102,100
 Other: \$ / Easement: Unknown / TotAsmt: \$182,100

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 1108*

List Price: \$217,500

Residential Client 2up



MLS#: 3217695 Section: Crystal Springs LP: \$217,500
 Status: A ZN: recreation OLP: \$217,500
 Rms: 2 GRS: SP:
 Bdrm: 1 MSJR: LD: 04/29/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: 0.00 CD:
 ZIP: 07419-1266* LtSz: 0.2464% COMM AREA* ADM: 159
 RZIP: 07419 SqFt: 465 DOM: 161
 Block: 16* CLR: Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: 108 GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Historical /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to top of the hill Grand Cascades on R

Remarks: Great fully furnished condominium with full kitchen and Valley views. This condominium has beautiful furniture, stone gas fireplace, hardwood floors, stainless appliances, granite tops and custom

GENERAL INFORMATION

ExtFeat: Patio
 Bsmnt: No / Heat: 1 Unit, Heat Pump
 Cool: 1 Unit, Heat Pump Sewer: Association, Public Sewer
 Garage: 0 / Garage Under Water: Association, Public Water
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$324 / Monthly FarmAsm: No HmWrnty: Yes Taxes: \$3,542 / 2014 LndAsmt: \$60,000
 AppFee: \$648 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$76,900
 Other: \$ / Easement: Yes / hallways TotAsmt: \$136,900

FeelIncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

JOHN CERUTTI

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 447

List Price: \$224,900

Residential Client 2up



MLS#: 3253570 Section: Crystal Springs LP: \$224,900
 Status: A* ZN: Residential OLP: \$224,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 09/16/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: 0.00* CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 21
 RZIP: 07419 SqFt: 638 DOM: 21
 Block: 16* CLR: green SDA:
 Lot: 1.9* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Hotel

Remarks: Great views of the golf course, mountains and putting course. This one bedroom condo is on a high floor and has a fantastic rental history. Enjoy all the luxuries in this one bedroom condo

GENERAL INFORMATION

ExtFeat: Curbs, Deck Heat: 2 Units, Heat Pump
 Bsmnt: No / Sewer: Association
 Cool: 2 Units, Heat Pump Water: Association
 Garage: 1 / Garage Parking, See Remarks Utilities: All Underground
 Fuel: Electric

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$439 / Monthly Taxes: \$5,230 / 2015 LndAsmt: \$100,000
 AppFee: \$878 OTP: Condominium TaxRt: 2.588 / 2015 BldAsmt: \$102,100
 Other: \$ / Easement: Yes / hallways TotAsmt: \$202,100

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 2203*

List Price: \$229,900

Residential Client 2up



MLS#: 3215602 Section: Crystal Springs LP: \$229,900
 Status: A ZN: Residential OLP: \$234,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 04/23/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 166
 RZIP: 07419 SqFt: 638 DOM: 167
 Block: 16* CLR: Brwn/Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: 203 GSMLS.com:Yes
 Floor #: 2 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Development Home, Hi-Rise, One Floor Unit

Directions: Route 23N/S to Route 94; 1 mile to right turn onto Wild Turkey Way - Crystal Springs Resort; straight up to Grand Cascades Lodge.
Remarks: One bedroom, fully furnished condo with Mountain views and easy access to the elevator, Biosphere Pool and Elements Spa. FULLY EQUIPPED! Master Bedroom with king size Tempurpedic mattress and

GENERAL INFORMATION

IntFeat: Carbon Monoxide Detector, Smoke Detector, Window Treatments
 ExtFeat: Curbs, Patio, Sidewalk, Thermal Windows/Doors
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association, Public Sewer
 Garage: 1 / Garage Under, See Remarks Water: Association, Public Water
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$424 / Monthly FarmAsm: No HmWrnty: No Taxes: \$4,712 / 2014 LndAsmt: \$80,000
 AppFee: \$848 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$102,100
 Other: \$ / One Time Easement: Unknown / TotAsmt: \$182,100

FeelncI: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 2235*

List Price: \$249,000

Residential Client 2up



MLS#: 3189645 Section: Crystal Springs LP: \$249,000
 Status: A ZN: residential OLP: \$249,000
 Rms: 3 GRS: HARDYSTON SP:
 Bdrm: 1 MSJR: HARDYSTON LD: 12/27/2014
 FB: 1 HS: WALLKILL UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 281
 RZIP: 07419 SqFt: DOM: 284
 Block: 16* CLR: Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: 235 GSMLS.com:Yes
 Floor #: 2 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascade Lodge

Remarks: One bedroom fully furnished condo close to the elevator. Sit on your deck and overlook the mountains and natural turf 18 hole putting course and incredible landscaping.

GENERAL INFORMATION

IntFeat: Carbon Monoxide Detector, Smoke Detector, Whirlpool, Window Treatments
 ExtFeat: Curbs, Patio, Sidewalk
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association, Public Sewer
 Garage: 1 / Garage Under Water: Association, Public Water
 Fuel: Electric Utilities: All Underground, See Remarks

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$439 / Monthly FarmAsm: No HmWrnty: Yes Taxes: \$4,712 / 2014 LndAsmt: \$80,000
 AppFee: \$878 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$102,100
 Other: \$ / Easement: Yes / Hall Ways TotAsmt: \$182,100
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 322

List Price: \$259,900

Residential Client 2up



MLS#: 3238996 Section: Crystal Springs LP: \$259,900
 Status: A ZN: residential OLP: \$259,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 07/15/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: 0.00* CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 82
 RZIP: 07419 SqFt: 638 DOM: 84
 Block: 16* CLR: green SDA: Yes
 Lot: 1.9* CL: Yes
 Unit #: 322 GSMLS.com:Yes
 Floor #: 3 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascades Lodge

Remarks: Fully furnished one bedroom condominium with Great views of the Valley and Golf. All utilities are covered in the maintenance fee. There is an optional rental program available to offset ownership

GENERAL INFORMATION

IntFeat: Whirlpool, Window Treatments
 ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association, Public Sewer
 Garage: 0 / Garage Under, See Remarks Water: Association, Public Water
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$439 / Monthly FarmAsm: No HmWrnty: Yes Taxes: \$4,712 / 2014 LndAsmt: \$80,000
 AppFee: \$878 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$102,100
 Other: \$ / Easement: Yes / Hallway TotAsmt: \$182,100
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 229

List Price: \$259,900

Residential Client 2up



MLS#: 3246454 Section: Grand Cascades Lodge LP: \$259,900
 Status: A ZN: OLP: \$259,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 08/15/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: 0.00* CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 53
 RZIP: 07419 SqFt: 638 DOM: 53
 Block: 16* CLR: Green/Brwn SDA:
 Lot: 1.9* CL: Yes
 Unit #: 229 GSMLS.com:Yes
 Floor #: 2 Pets: Restrictions
 Bldg #: 3 YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascades Lodge

Remarks: Ideal location in Grand Cascades Lodge, this Spring Brook model with magnificent views. A MUST SEE!! All utilities are included in HOA fee.

GENERAL INFORMATION

ExtFeat: Curbs, Patio, Sidewalk
 Bsmnt: No / Heat: 3 Units, Heat Pump
 Cool: 1 Unit, Heat Pump Sewer: Association
 Garage: 1 / Garage Under Water: Association
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$439 / Monthly Taxes: \$4,712 / 2015 LndAsmt: \$80,000
 AppFee: \$878 OTP: Condominium TaxRt: 2.588 / 2015 BldAsmt: \$102,100
 Other: \$ / Monthly Easement: Yes / utilites TotAsmt: \$182,100
 Feelncl: Electric, Heat, Maintenance-Common Area

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 4406*

List Price: \$259,900

Residential Client 2up



MLS#: 3256538 Section: Crystal Springs LP: \$259,900
 Status: A ZN: Residential OLP: \$259,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 09/28/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: 0.00 CD:
 ZIP: 07419-1266* LtSz: 0.4001% COMM AREA* ADM: 8
 RZIP: 07419 SqFt: 755 DOM: 9
 Block: 16* CLR: Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascades Lodge

Remarks: Larger one bedroom condominium with Valley views. This fully furnished one bedroom (Waters Edge) has wood floors, heated ceramic tile bathroom floor, stainless steel appliances, sleeper sofa, stone

GENERAL INFORMATION

ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association
 Garage: 1 / Garage Under, See Remarks Water: Association
 Fuel: Electric, Gas-Natural Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$516 / Monthly FarmAsm: No HmWrnty: No Taxes: \$5,522 / 2015 LndAsmt: \$100,000
 AppFee: \$1,032 OTP: Condominium TaxRt: 2.588 / 2015 BldAsmt: \$113,400
 Other: \$ / Easement: Unknown / TotAsmt: \$213,400
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 4417*

List Price: \$269,900

Residential Client 2up



MLS#: 3228947 Section: Crystal Springs LP: \$269,900
 Status: A ZN: Recreation OLP: \$285,000
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 06/05/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: 0.00 CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 123
 RZIP: 07419 SqFt: 638 DOM: 124
 Block: 16* CLR: Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascades Lodge Condo Hotel

Remarks: Top floor one bedroom fully furnished condominium with high ceilings. Enjoy top of the line luxury with everything included. The kitchen has hardwood floors, granite tops, stainless steel appliances,

GENERAL INFORMATION

IntFeat: Blinds, Cathedral Ceiling, High Ceilings, Whirlpool, Window Treatments
 ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units, Heat Pump Sewer: Association
 Garage: 1 / Garage Under Water: Association
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$439 / Monthly FarmAsm: No HmWrnty: Yes Taxes: \$5,230 / 2014 LndAsmt: \$100,000
 AppFee: \$878 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$102,100
 Other: \$ / Easement: Unknown / TotAsmt: \$202,100
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 4457*

List Price: \$284,900

Residential Client 2up



MLS#: 3238461 Section: Crystal Springs LP: \$284,900
 Status: A ZN: Residential OLP: \$284,900
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 07/13/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 84
 RZIP: 07841 SqFt: 638 DOM: 86
 Block: 16* CLR: Green SDA:
 Lot: 1.9* CL: Yes
 Unit #: 457 GSMLS.com:Yes
 Floor #: 4 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: Route 94 to Wild Turkey Way to Grand Cascades Lodge

Remarks: Fantastic Top Floor Spring Brook floor plan. Expansive mountain views! Fully furnished 1 bedroom w full kitchen, high ceilings, stone gas fireplace, heated bath floor, soaking tub and stall shower.

GENERAL INFORMATION

IntFeat: Fire Alarm Sys, Carbon Monoxide Detector, High Ceilings, Elevator, Smoke Detector, Window Treatments
 ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No / Heat: 2 Units, Heat Pump
 Cool: 2 Units Sewer: Association
 Garage: 1 / Garage Under, Garage Parking, See Remarks Water: Association
 Fuel: Gas-Natural Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

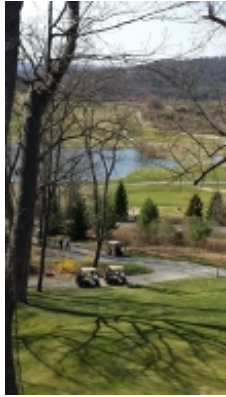
Fee: \$430 / Monthly FarmAsm: No HmWrnty: No Taxes: \$5,230 / 2014 LndAsmt: \$100,000
 AppFee: \$858 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$102,100
 Other: \$ / One Time Easement: Yes / H TotAsmt: \$202,100
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 5524*

List Price: \$315,000

Residential Client 2up



MLS#: 3216703 Section: Crystal Springs LP: \$315,000
 Status: A ZN: OLP: \$315,000
 Rms: 3 GRS: SP:
 Bdrm: 1 MSJR: LD: 04/27/2015
 FB: 1 HS: UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419-1266* LtSz: 0.3381% COMM AREA* ADM: 162
 RZIP: SqFt: DOM: 163
 Block: 16* CLR: SDA:
 Lot: 1.9* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: No
 Bldg #: YB/Desc/Ren: 2007 / /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, Multi Floor Unit

Directions: Route 23 N to Route 94 N Right turn into Crystal Springs Wild Turkey Way
 Remarks: Four Seasons Resort Living. 7 golf courses, One of the best Sunset Views!!!!

GENERAL INFORMATION

Bsmnt: No / Heat: 2 Units
 Cool: 2 Units Sewer: Public Sewer
 Garage: 2 / Garage Under Water: Public Water
 Fuel: Gas-Natural Utilities: All Underground, Gas-Natural

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$438 / Monthly Taxes: \$5,489 / 2014 LndAsmt: \$110,000
 AppFee: \$135 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$102,100
 Other: \$ / Easement: Unknown / TotAsmt: \$212,100
 Feelncl: Electric, Heat, Maintenance-Common Area, Snow Removal

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 142/144

List Price: \$339,900

Residential Client 2up



MLS#: 3232663 Section: Crystal Springs LP: \$339,900
 Status: A ZN: OLP: \$339,900
 Rms: 4 GRS: SP:
 Bdrm: 2 MSJR: LD: 06/19/2015
 FB: 2 HS: UCD:
 HB: 0 Acres: * CD:
 ZIP: 07419-1266* LtSz: 0.5210% COMM AREA* ADM: 108
 RZIP: SqFt: 980 DOM: 110
 Block: 16* CLR: SDA:
 Lot: 1.9* CL: Yes
 Unit #: 144/ GSMLS.com:Yes
 Floor #: 1 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

Directions: From rt 23 head east on rt 94, resort entrance on approximately 1 mile on right
 Remarks: 2 bedroom, 2 bath condominium steps away from award winning spa and gym. Full kitchen with stainless steel appliances, granite counters, full size refrig and stove, hardwood floors. Large master bath

GENERAL INFORMATION

IntFeat: Fire Alarm Sys, High Ceilings, Walk-In Closet, Window Treatments
 ExtFeat: Patio
 Bsmnt: No / Heat: 3 Units
 Cool: 3 Units Sewer: Public Sewer
 Garage: 2 / Garage Parking Water: Public Water
 Fuel: Gas-Natural Utilities: All Underground, Electric, Gas-Natural

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$724 / Monthly Taxes: \$7,057 / 2014 LndAsmt: \$60,000
 AppFee: \$1,448 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$212,700
 Other: \$ / Easement: Unknown / TotAsmt: \$272,700

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

JOHN CERUTTI

Sussex Hardyston Twp. (2811)

3 Wild Turkey Way, 437/439

List Price: \$374,900

Residential Client 2up



MLS#: 3232229 Section: Crystal Springs
 Status: A ZN: Recreational
 Rms: 4 GRS:
 Bdrm: 2 MSJR:
 FB: 2 HS:
 HB: 0 Acres: 0.00*
 ZIP: 07419-1266* LtSz: condo lot
 RZIP: 07419 SqFt: 1110
 Block: 16* CLR: Brown/Gree
 Lot: 1.9* CL: Yes
 Unit #: 437 GSMLS.com:Yes
 Floor #: 4 Pets: Yes
 Bldg #: YB/Desc/Ren: 2007 / /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Development Home, Lakestyle, One Floor Unit

LP: \$374,900
 OLP: \$399,900
 SP:
 LD: 06/18/2015
 UCD:
 CD:
 ADM: 109
 DOM: 111
 SDA:

Directions: Rt 23 to Rt. 94N to Wild Turkey Way to Grand Cascades Lodge.

Remarks: WILLOW STREAM C. Fully furnished top of the line condo overlooking putting green. Great mtn views! Elevator & underground parking. Opt. Rental Program. Maint. fee includes all utilities.

GENERAL INFORMATION

ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No / Heat: 2 Units
 Cool: 2 Units, Heat Pump Sewer: Association
 Garage: 0 / See Remarks Water: Association
 Fuel: Electric Utilities: All Underground, Electric

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$738 / Monthly FarmAsm: No HmWrnty: Yes Taxes: \$8,600 / 2014 LndAsmt: \$100,000
 AppFee: \$1,476 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$232,300
 Other: \$ / Easement: Yes / Common Area TotAsmt: \$332,300
 Feelncl: Electric, Heat, See Remarks

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 231/233

List Price: \$379,900

Residential Client 2up



MLS#: 3231436 Section: Crystal Springs
 Status: A ZN: residential
 Rms: 4 GRS:
 Bdrm: 2 MSJR:
 FB: 2 HS:
 HB: 0 Acres: 0.00*
 ZIP: 07419-1266* LtSz: 0.5210% COMM AREA*
 RZIP: 07419 SqFt: 1110
 Block: 16* CLR: green
 Lot: 1.9* CL: Yes
 Unit #: 231 GSMLS.com:Yes
 Floor #: 2 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

LP: \$379,900
 OLP: \$399,900
 SP:
 LD: 06/15/2015
 UCD:
 CD:
 ADM: 112
 DOM: 114
 SDA:

Directions: Route 94 to Wild Turkey Way to Grand Cascades Lodge connected to the Crystal Springs Clubhouse

Remarks: Incredible corner two bedroom condominium with huge covered deck and outside fireplace. This great corner condo has privacy and is located very close to the Clubhouse. Fully furnished

GENERAL INFORMATION

ExtFeat: Curbs, Deck, Sidewalk
 Bsmnt: No / Heat: 3 Units, Heat Pump
 Cool: 3 Units, Heat Pump Sewer: Association, Public Sewer
 Garage: 1 / Garage Under, Garage Parking, See Remarks Water: Association, Public Water
 Fuel: Electric Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$768 / Monthly Taxes: \$8,198 / 2014 LndAsmt: \$80,000
 AppFee: \$1,536 OTP: Condominium TaxRt: 2.588 / 2014 BldAsmt: \$236,800
 Other: \$ / Easement: Unknown / TotAsmt: \$316,800
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex Hardyston Twp. (2811)

3 Wild Turkey Way 347-349

List Price: \$399,000

Residential Client 2up



MLS#: 3244493 Section: Crystal Springs
 Status: A ZN: residential
 Rms: 3 GRS: HARDYSTON
 Bdrm: 2 MSJR: HARDYSTON
 FB: 2 HS: WALLKILL
 HB: 0 Acres: 0.00
 ZIP: 07419-1266 LtSz:
 RZIP: 07419 SqFt: 1110
 Block: 16 CLR: brown
 Lot: 1.09 CL: Yes
 Unit #: 347 GSMLS.com:Yes
 Floor #: 3 Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Standing /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

LP: \$399,000
 OLP: \$399,000
 SP:
 LD: 08/05/2015
 UCD:
 CD:
 ADM: 62
 DOM: 63
 SDA: No

Directions: Rt 94 to Crystal Springs entrance (Wild Turkey Way), to top of hill to Grand Cascades Lodge
 Remarks: Beautiful 2 bedroom condominium with a great location, mountain views and overlooking the putting green. Willow Stream C floor plan. 1110 sq. ft. Sleeps 8

GENERAL INFORMATION

IntFeat: Drapes, Window Treatments
 ExtFeat: Deck
 Bsmnt: No /
 Cool: 3 Units, Heat Pump
 Garage: 0 / Garage Under, Garage Parking
 Fuel: See Remarks
 Heat: 3 Units, Heat Pump
 Sewer: Association, Public Sewer
 Water: Association, Public Water
 Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$768 / Monthly Taxes: \$8,082 / 2014 LndAsmt: \$80,000
 AppFee: \$1,536 OTP: Condominium TaxRt: 2.580 / 2014 BldAsmt: \$232,300
 Other: \$ / Easement: Unknown / TotAsmt: \$312,300
 Feelncl: Electric, Heat, Maintenance-Common Area, Maintenance-Exterior, Sewer Fees, Snow Removal, Trash Collection, Water Fees

Sussex* Hardyston Twp.* (2811)

3 Wild Turkey Way, 4452*

List Price: \$409,900

Residential Client 2up



MLS#: 3257760 Section: Crystal Springs
 Status: A ZN: residential
 Rms: 5 GRS:
 Bdrm: 2 MSJR:
 FB: 2 HS:
 HB: 0 Acres: 0.00
 ZIP: 07419-1266* LtSz: 0.5210% COMM AREA*
 RZIP: 07419 SqFt: 982
 Block: 16* CLR: green
 Lot: 1.9* CL: Yes
 Unit #: GSMLS.com:Yes
 Floor #: Pets: Restrictions
 Bldg #: YB/Desc/Ren: 2007 / Approximate /
 FHA55+:No PSubType: Condo/Coop/Townhouse
 Style: Hi-Rise, One Floor Unit

LP: \$409,900
 OLP: \$409,900
 SP:
 LD: 10/03/2015
 UCD:
 CD:
 ADM: 3
 DOM: 4
 SDA:

Directions: Route 94 to Wild Turkey Way to Cascades Lodge
 Remarks: Incredible TOP FLOOR two bedroom fully furnished condominium. Enjoy high ceilings and fantastic views overlooking the pools, mountains and golf. Optional third party rental program available for

GENERAL INFORMATION

IntFeat: Window Treatments
 ExtFeat: Curbs, Sidewalk
 Bsmnt: No /
 Cool: 3 Units, Heat Pump
 Garage: 0 / Garage Under, See Remarks
 Fuel: Electric
 Heat: 3 Units, Heat Pump
 Sewer: Association
 Water: Association
 Utilities: All Underground

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$676 / Monthly Taxes: \$8,092 / 2015 LndAsmt: \$100,000
 AppFee: \$1,352 OTP: Condominium TaxRt: 2.588 / 2015 BldAsmt: \$212,700
 Other: \$ / Easement: Unknown / hallways TotAsmt: \$312,700

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**Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx. **

[JOHN CERUTTI](#)

Residential Client 2up



| | | |
|------------------------------|--|-----------------------|
| MLS#: 3234752 | Section: Crystal Springs | LP: \$419,900 |
| Status: A | ZN: | OLP: \$419,900 |
| Rms: 4 | GRS: HARDYSTON | SP: |
| Bdrm: 2 | MSJR: HARDYSTON | LD: 06/28/2015 |
| FB: 2 | HS: WALLKILL | UCD: |
| HB: 0 | Acres: * | CD: |
| ZIP: 07419-1266* | LtSz: 0.6360% COMM AREA* | ADM: 99 |
| RZIP: | SqFt: 1200 | DOM: 101 |
| Block: 16* | CLR: | SDA: No |
| Lot: 1.9* | CL: Yes | |
| Unit #: 255 | GSMLS.com: Yes | |
| Floor #: 2 | Pets: No | |
| Bldg #: | YB/Desc/Ren: 2007 / Approximate / | |
| FHA55+: No | PSubType: Condo/Coop/Townhouse | |
| Style: One Floor Unit | | |

Directions: Rte 23 to right onto Rte 94 to right onto Wild Turkey Way to top of hill and Grand Cascades Hotel.

Remarks: Fabulous vacation property with all the amenities anyone could ask for. Views are spectacular all 4 seasons. Granite counters, flat screen TVs, underground heated parking garage. Must see! Priced to sell.

GENERAL INFORMATION

| | |
|--|--|
| IntFeat: Fire Alarm Sys, Carbon Monoxide Detector, Smoke Detector, Whirlpool, Walk-In Closet, Window Treatments | |
| ExtFeat: Curbs, Patio, Sidewalk | |
| Bsmnt: No / | Heat: 3 Units, Heat Pump |
| Cool: 3 Units, Heat Pump | Sewer: Association |
| Garage: 1 / Garage Under | Water: Association |
| Fuel: Electric | Utilities: All Underground, Electric, Gas-Natural |

FINANCIAL INFORMATION / TAX INFORMATION

| | | | | |
|---|---------------------------------|---------------------|------------------------------|---------------------------|
| Fee: \$811 / Monthly | FarmAsm: No | HmWrnty: Yes | Taxes: \$8,501 / 2014 | LndAsmt: \$80,000 |
| AppFee: \$1,622 | OTP: Condominium | | TaxRt: 2.588 / 2014 | BldAsmt: \$248,500 |
| Other: \$ / | Easement: Yes / Hallways | | | TotAsmt: \$328,500 |
| FeeIncl: Electric, Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection | | | | |

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****Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.****

[JOHN CERUTTI](#)