

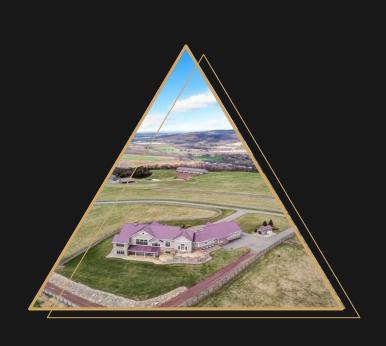






INTRODUCT<u>ION</u>

Asbury is situated amongst the bucolic, rolling hills of Western New Jersey, about 7 miles from the Pennsylvania border. This area offers a combination of Revolutionary War history, rolling green hills and lush forestland, and quiet, country living. The Hawk Pointe Golf Club is less than 5 miles from your front door and only 30 minutes from the Delaware River Canal and 1 hour from Raritan Canal State Park. Historic homes, country retreats, and equestrian estates dot the landscape. New York City and Philadelphia are easily accessible, making your commute or city shopping and dining adventures effortless.





OFFERINGS

Offering 1

506 Mountain View Road West |; custom contemporary 8,000± sf home; 50± ac; 3 bedrooms; 4 full bathrooms and 1 half bath; Wet bar; 2 large Morton Buildings; additional Morton Building previously utilized for hot-walker, 6-stall custom horse facilities; 4-car attached garage; Patios

Offering 2

458 Mountain View Road West | country cottage on 11.25ac; 3 bedrooms and 1 full bathroom; Porch; 1-car attached garage; Fully renovated in 2008; 3,900sf insulated Morton bank barn

Offering 3

508 Mountain View Road West | tenant house on 38.36ac; 3 | bedrooms and 2 full | bathrooms; Deck; attached | garage; 2 Morton buildings; | Decorator-ready property

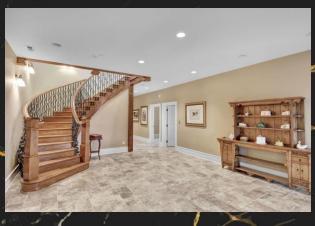






OFFERING 1















EQUESTRIAN AMENITIES

- 6-stall state-of-the-art stables
- Wet fly suppressant system
- Rubber-paver lined floor
- 26'x26' Cedar-lined tack room with radiant heat
- Climate-controlled kitchen & rider's lounge with under counter refrigerator, washer dryer, and granite counters

- Climate-controlled full bathroom
- Owens Corning Cultured Stone finished wash stall with insta-hot water
- Protected by backup generator
- (2) 16'x24' run-in-sheds
- (4) stalls are attached to individual runs
- Pole-barn utilized previously for hot-walker
- Over 4 miles of fencing







- Bonus Amenities (506) | Pella tinted windows; Elevator; Fully gated
- Outdoor Features | Multiple outdoor entertaining spaces; Rolling hills, pasture, and wooded property; Elevated setting atop Pohatcong Mountain; 360-degree views
- Location | 40 miles from Princeton; 65 miles west of NYC; 1-hour commute time to Manhattan; 72 miles north of Philadelphia; 1 hour from Newark Liberty International Airport; 25 miles from Allentown, Pennsylvania and Lehigh International Airport

HAVE ANY QUESTIONS?

Three agents available to answer any and all of your questions. Contact us at:

Laurie Garfinkle: (973) 809-1733 Alexandra Snyder: (908) 307-1771 Carolyn Gerhart: (908) 447-0525

NEST SEEKERS INTERNATIONAL

Nest Seekers International is a gamechanging firm in the rapidly expanding global real estate marketplace. The firm's hybrid tech & brand enabled model has inspired a new wave of thinking in the industry, and its approach to daring and unconventional marketing has elevated and revolutionized the way people think of real estate.