

# MOUNTAIN VIEW ESTATE

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# AGENDA

01 INTRODUCTION

02 OFFERINGS

03 EQUESTRIAN  
AMENITIES

04 BONUS AMENITIES



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INTRODUCTION



# INTRODUCTION

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.





02

OFFERINGS

# 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







03

EQUESTRIAN  
AMENITIES

# 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







04

BONUS  
AMENITIES

# BONUS AMENITIES

- 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  
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