



Sullivan Regency
Monticello, New York

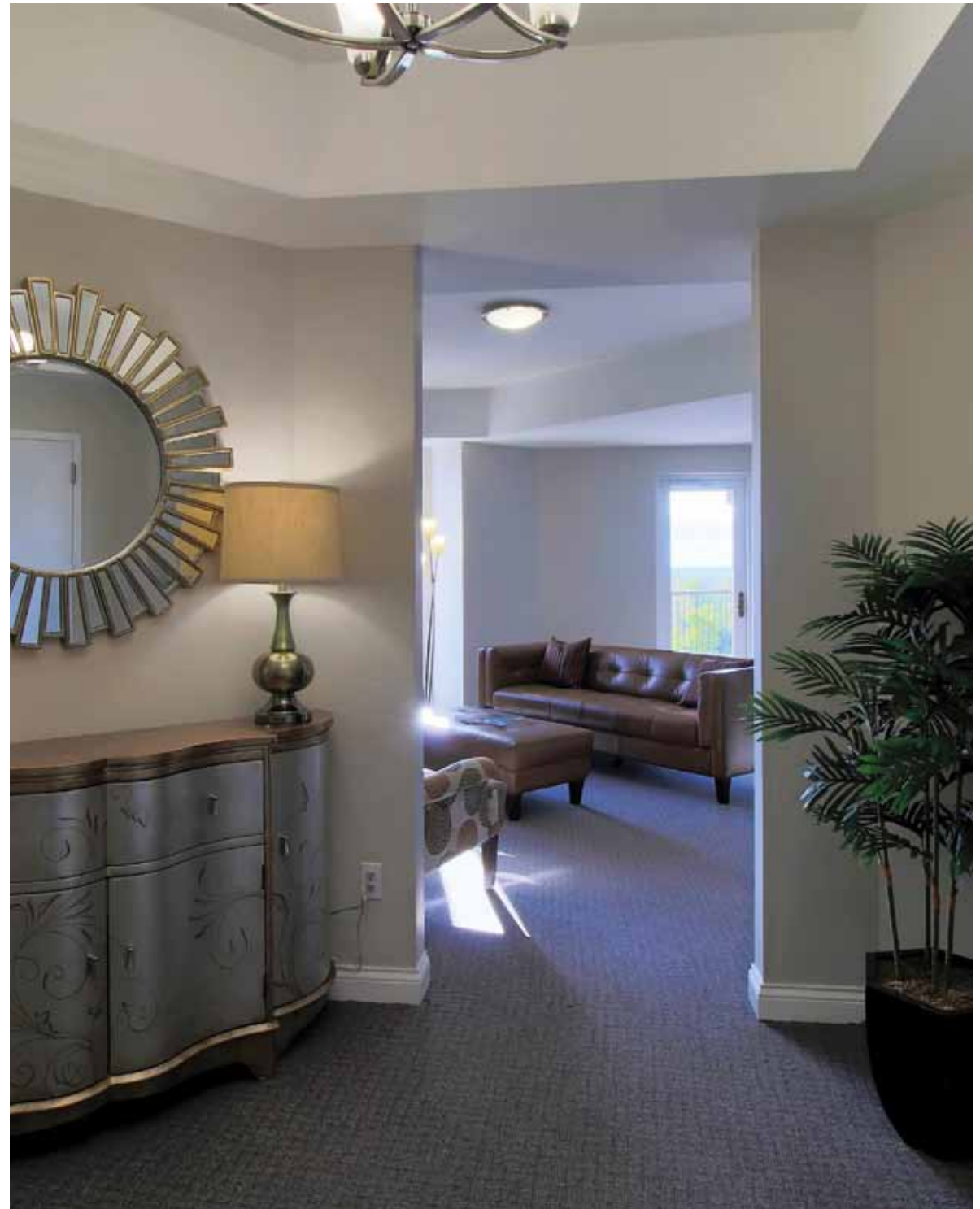
Affordable Luxury

JUST 90 MILES FROM NYC

A sophisticated lifestyle. Breathtaking scenery. World-class recreation. It's all waiting for you at Sullivan Regency, a new luxury condominium that is redefining country living. Set in the Catskill Mountains, one of the most desirable recreational areas in the U.S., living at Sullivan Regency is a truly unique experience. Now you can revel in the serenity and beauty of country living without sacrificing the latest city-style amenities. And with a professional staff that is at your service 24/7, you can enjoy a carefree lifestyle with plenty of time to relax and enjoy the region's many diverse pleasures.

The new one, two and three-bedroom residences offer a variety of space-enhancing layouts with fresh, modern design and all of the refined appointments you've come to expect. Ranging in size from 940 sf to over 2000 sf, the view-filled residences showcase 5-star quality and attention to detail throughout. Great rooms with vaulted ceilings, designer kitchens with granite counters, spa-like baths and private balconies are just a sampling of the many special features that make Sullivan Regency so extraordinary.

When it's time to have fun, you'll be delighted by the community amenities. The interactive game room, fully equipped fitness center, tranquil courtyard, entertaining lounge and the fabulous indoor/outdoor pool are all at your doorstep. Off grounds, our convenient location ensures that you will never miss out. From championship golf, fly fishing, skiing and hiking to motor car racing, casino gaming, farm-to-table dining and concert-going, the possibilities are endless. Come and experience the best of country living, just 90 miles from New York City. Sullivan Regency – it's more than just a home, it's a lifestyle.



SULLIVAN COUNTY

Area Attractions



Source: Sullivan County Visitors Association – <http://www.scva.net>



Photo courtesy of Daniel Case at the English Language Wikipedia

Welcome to Sullivan Regency – A 92-unit luxury condominium community featuring 64 one-bedroom units, 24 two-bedroom units, and 4 three-bedroom penthouse units.

We are located just minutes away from the soon to be Montreign Casino & Resort (www.Montreign.com) and the Adelaar entertainment complex – a one billion dollar investment that is at the heart of the Catskills resurgence.

SULLIVAN REGENCY COMMUNITY AMENITIES

- Gated luxury community
- 24/7 doorman
- Assigned resident and guest parking/elevators
- Custom indoor/outdoor pool
- Fitness center
- Community hall and game room with custom kitchen
- Private country courtyard
- Luxurious pile wall-to-wall carpeting
- Great rooms with vaulted ceilings
- Designer kitchens with custom installed granite countertops
- Full hand-cut and tiled bath and shower enclosures
- Fashion-inspired walk-in closets
- Private and spacious balconies
- Pre-wired for cable, satellite, hi-speed Internet, wireless, and telephony services
- In-residence laundry room
- Private storage quarters
- 9 miles from Bethel Woods Center for the Arts
- Shuttle service to Bethel Woods Center for the Arts during concert events
- 4 miles from Monticello Motor Club
- 4 miles from Montreign Casino & Resort (under construction)
- 45 miles from Woodbury Commons
- 90 miles from NYC.
- 2 miles from national retailers such as The Home Depot, Staples, Walmart and Shoprite





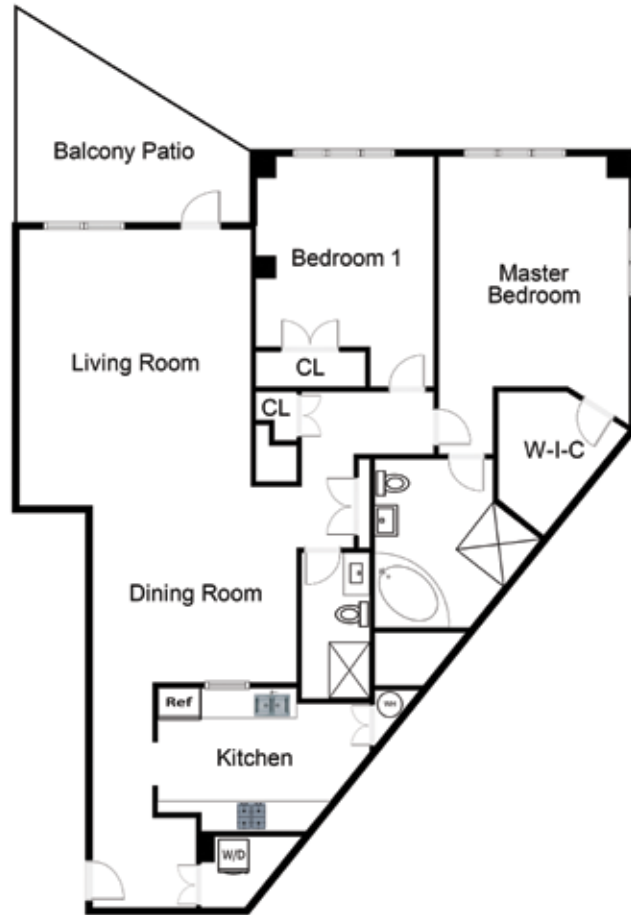








Unit 4H



Unit 4E

