



Top 10 Reasons to Buy a Home Today at The FrameWorks Group's Belle Shores Condominium

1. Location

Whether you're looking for your primary residence or a nearby vacation home, look no further. Belle Shores Condominium sits on nearly a square city block on prime beachfront, and is located at the most ideal location in Rockaway Park. An unobstructed view of both miles of beach and the Manhattan skyline make this an extraordinary location and a special place to live.

2. A Day At The Beach

Listen to the sound of ocean waves and the feel of sand beneath your feet. Belle Shores Condominium offers beachfront living at its best, with 11 miles of picturesque, clean, life-guarded beaches and seven miles of boardwalk. Most of our homes enjoy panoramic views that extend from Long Island to New Jersey, and many have views from midtown to downtown Manhattan. You'll never have to worry about summer vacation again.

3. Affordability

With prices ranging from \$439,900 to \$989,900, Belle Shores offer a great value. Buyers will also save thousands of dollars with the 15-year property tax abatement and our low monthly maintenance starting at only a combined \$130. With our pre-construction pricing, your buying power will never be greater than it is today.

4. If You Build It Better They Will Come and Stay

Our homes are built to last. Our structural and heavy gauge steel construction, fire sprinkler systems and French Drains keep our homes safe and worry-free. And with cement subfloors, extra insulation and high-quality windows, not only are our homes quiet but extremely energy efficient.

5. Luxury Is The Norm

All of the homes at Belle Shores are finely appointed with all luxury finishes as a standard feature. Each home comes with private outdoor space; a multitude of large windows; hardwood oak floors; gourmet kitchens with fine maple and cherry wood kitchen cabinets, oversized granite countertops, and General Electric appliances; bathrooms with exceptional Italian tile, Kohler fixtures and double sink vanities; in-unit private laundry centers, walk-in closets; private basement storage; and gated on-site private parking. Penthouse units come with large skylights, a fireplace and a large rooftop terrace with arbor.

6. The Personal Touch

With customizable stylish options at our on-site Sales and Design Center, our friendly team will assist you in making your condominium at Belle Shores your home. You can custom design everything from the wood finish of your kitchen cabinets to the fixtures on

your bathroom sink. Whether as a primary or second home, beachfront living can't get any better.

7. Peace Of Mind

Belle Shores offers you an easier way of life with maintenance-free home-ownership lifestyle. The exterior of your home, and the community's grounds are maintained throughout the year. Furthermore, your new home comes with the security of multi-year builder's and manufacturers' warranties.

8. Sturdy and Practical

Belle Shores homes are built to last with the highest quality materials, and they stand out from the crowd with the beauty of our stucco and natural stone façade. Inside, Belle Shores homes are extremely energy efficient, keeping you comfortable and saving you money year round. All units also come pre-wired for high-speed internet access and telephone service. So you can surf conveniently inside and outside your home

9. Here Comes The Neighborhood

Belle Shores Condominium is part of a neighborhood with countless cultural, entertainment, family, and sporting events. There are excellent and private schools nearby as well as many different places of worship. Residents take pride in their community and enjoy shopping, entertainment and sporting facilities, and convenient public transportation all within an hour to New York City.

10. Safety First

Belle Shores Condominium residents enjoy the peace of mind of living in one of the safest precincts within the five boroughs. Police, fire and rescue personnel are a prominent and reliable presence in the community.