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Sales Momentum Starts Strong as Spring Season Approaches, Waterfront Penthouses Sell out at Rockaway's Belle Shores Condominium

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NEW YORK, NY—The FrameWorks Group announces that all waterfront penthouses have been sold at Belle Shores Condominium, Rockaway's preeminent waterfront development, which also offers homebuyers Federal Housing Administration (FHA)-approved mortgage financing. Spring sales jumpstart buying momentum as Belle Shores offers a wide range of stunning water view residences still available for immediate occupancy.

"These penthouses, in addition to our other water view homes, provide residents with the ultimate living experience. These premier quality residences are located within a thriving beach community and are a short commute from Manhattan," said Michael Kerris, chief financial officer of the FrameWorks Group. "The ongoing progress at Belle Shores remains upbeat as we enter the spring months and encourage prospective homebuyers to take advantage of the homebuyer tax credit before the April deadline."

The FrameWorks Group offers an FHA-insured mortgage financing program, a Federal Government initiative to make home ownership more achievable by keeping initial costs down. With these loans, homebuyers are eligible to finance up to 96.5 percent of the purchase price and closing costs. This compares with loan limits of only 80 to 90 percent with conventional financing. FHA financing also allows a gift of equity towards a down payment – an option not available to homebuyers who finance through traditional bank loans. FHA guidelines are more relaxed than those of traditional lenders and allow for more flexibility with credit scores and higher debt-to-income ratios.

Belle Shores Condominium is steps away from the white sand of Rockaway Beach, which features the second longest boardwalk in the United States. The development features 78 two- and three-bedroom single-level and duplex beachfront homes, ranging in size from approximately 1,000 square feet to 1,900 square feet. Residents enjoy up to 1,047 square feet of private outdoor space overlooking the Atlantic Ocean and many have unobstructed views of downtown- and midtown-Manhattan. The available energy-efficient homes, which boast panoramic views of the Atlantic Ocean, are priced from the low \$400,000s to the low \$700,000s and come with a 15-year tax abatement and common charges as low as \$88 per month.

All luxury residences at Belle Shores offer residents the ability to unwind on private outdoor patios, balconies or rooftop terraces that feature striking water or city views. Homes have hardwood flooring throughout, high ceilings, spacious walk-in closets and many feature grand fireplaces. Residents enjoy amenities such as in-home private laundry centers and private basement storage, as well as gated private parking.

Homeowners also have the opportunity to choose from dozens of customization options at Belle Shores Condominium, including a choice of various types of cabinetry and premium countertops in gracious kitchens that boast top-of-the-line stainless steel General Electric appliances. Many baths feature soaking tubs and separate showers as well as double-sink vanities and Kohler fixtures.

The sales center at Belle Shores Condominium is located at 180 Beach 101st Street. For more information, or to schedule a visit and tour the fully designed model homes, call 718-554-7913 or visit www.frameworksgroup.com.