

# The Record

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## Buyers respond to townhomes at Vizcaya

### Sales strong at luxury community

Even before the traditionally busy spring buying season gets underway, homebuyers at Vizcaya are responding positively to the ultra-luxurious townhomes being offered at the upscale gated community in West Orange.

The community is attracting new residents who are drawn to Vizcaya's resort-like lifestyle and particularly to its plush, well-appointed townhomes situated on cul-de-sacs that surround the estate's main building. The townhomes live like single-family homes and are just steps away from the array of amenities and services Vizcaya is known for.

"December, January and February were very active months, and buyers continue to find the townhomes to be an attractive option," said Kristina Hedden, vice president of Marketing at Millennium Homes. "The townhomes at Vizcaya are one of the most unique luxury housing options in the state. They offer the comfort and privacy of a single-family home and all of the advantages of the maintenance-free, high-amenity lifestyle all Vizcaya residents enjoy.

We are seeing a lot of activity right now, so we are urging buyers to come visit us now to ensure the home type and location of their choice remains available."

The townhomes at Vizcaya include three bedrooms, 3.5-baths and up to 3,955 square feet of multi-level living space. Families appreciate the personal privacy and independence they offer each member of their household. Downsizing couples find the extra bedrooms and flexible layouts especially convenient. New residents enjoy having more free time, a high-amenity lifestyle and less maintenance work.

"I first visited Vizcaya with a friend who was thinking about moving here, and once I saw the townhomes, I decided that this was the place for me," said one recent townhome buyer. "I purchased one and I haven't looked back. I rave about this place to anyone who will listen. No more aggravation or worry about maintaining a single-family home. I can travel and leave everything to the staff to take care of. I really enjoy my freedom living here at Vizcaya."

Vizcaya is a five-star residential



PHOTOS COURTESY OF MILLENNIUM HOMES

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community that graces a hilltop in scenic western Essex County. Overlooking a canopy of trees, it stands out as one of the most attractive luxury communities in New Jersey. The main building, with its traditional stone façade and European-inspired architecture, serves as the centerpiece of the estate. Luxury townhomes, manicured gardens and landscaped walking paths surround the main building.

Priced from the upper \$700,000s, the townhomes are now more affordable than ever before, and boast chef-inspired kitchens with breakfast nook, expansive living rooms, formal dining rooms, and two-story entrance foyers. Comfortable bedrooms are highlighted by a large master suite, featuring his and hers walk-in closets, a private sitting area, and a five-piece master bath with shower, separate soaking tub and dual sinks.

All townhomes also include lower-level space with an open layout. Buyers have the option of upgrading the lower level to a finished space ideal for entertainment and hobbies, such as a media room, game room, wine cellar or tasting room with wet bar. An elevator option is also available.

Townhomes are only the beginning of the ultra-exclusive residential offerings at Vizcaya. Single-level

residences with two to three bedrooms, 2.5 to 3 baths and up to 2,617 square feet of living space have recently been priced at a better value than ever before, from \$1,049,990. Even grander penthouses with three bedrooms, 3.5 baths and over 3,200 square feet of living space are priced from \$1,499,990, with multi-level maisonettes boasting 3,237 square feet of living space and up to three bedrooms and 3.5 baths, priced from the \$900,000s.

Popular resort-style amenities at Vizcaya, such as the sauna, steam, massage rooms, state-of-the-art fitness center, yoga/aerobics studio, tennis court and heated indoor and outdoor pools, provide residents with a vacation-like experience just steps from their front door. White glove services, including complimentary valet parking, gated security and 24-hour concierge service, enhance the lifestyle experience.

Manhattan is a convenient 30-minute car ride away, while NJ Transit rail stations are nearby in Millburn and South Orange.

For more information or to schedule a tour, call 973-325-6712 or visit Vizcaya's website at [www.VizcayaNJ.com](http://www.VizcayaNJ.com). The Sales Center is open daily by appointment from 11 a.m. to 5 p.m., six days a week (closed on Thursday).



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