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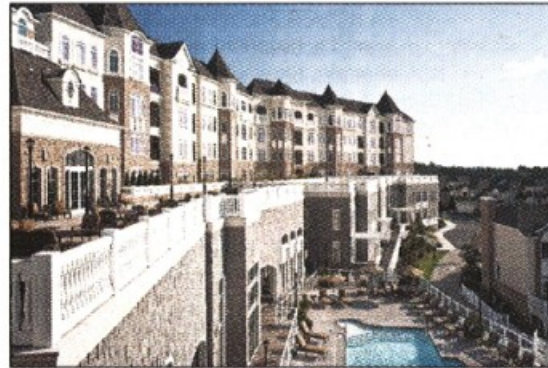
## Sun shines on Vizcaya's outdoor lifestyle

**F**lower beds greet guests at the front entrance of the Vizcaya estate, neighbors chat during leisurely strolls along landscaped walking paths and residents relax outside on their private terraces. The spring sunshine has set Vizcaya's renowned outdoor lifestyle in bloom once again, and residents can now count the days until the beautiful outdoor pool and elevated sun deck are open for the season.

The luxury gated community in West Orange is known for its highly-amenitized lifestyle year round, but it is particularly attractive in the warm weather, when numerous sources of outdoor recreation are just a short walk from every resident's front door. Tennis is located on the property, tee times are available at nearby golf courses and the outdoor pool glistens in the sunlight right in the center of the community. Outdoor terrace seating is abundant, highlighted by the grand Napa Valley style porch that looks down on the pool and offers sweeping views of a tree-lined horizon.

"One of the things that makes Vizcaya one of the most desirable luxury residential communities in New Jersey is the intimate, resort-like lifestyle all residents enjoy," said Kristina Hedden, Vice President of Marketing at Millennium Homes. "That appeal is particularly strong in the spring and summer. The outdoor pool is one of the jewels of the community, not to mention the numerous amenities our residents enjoy 12 months out of the year. With available homes becoming more scarce by the day, now is the time for guests to come visit Vizcaya and claim a piece of this highly-coveted lifestyle for themselves."

Vizcaya is a five-star residential community that graces a hilltop in scenic Western Essex County. Overlooking a canopy of trees, it stands out as one of the most beautiful 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.

Interested buyers are encouraged to visit Vizcaya at their earliest convenience because the community is down to its final phase of townhomes and only a handful of residences in the main building remain available.

Priced from the upper \$700,000s, the luxury townhomes at Vizcaya are currently more affordable than ever before. The three-bedroom, 3.5-bath homes boast 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.

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.

In the main building, single-level residences with two to three bedrooms, 2.5-3 baths and up to 2,617 square feet of living space are priced from \$1,349,990 and only a few remain available. Homes with customized finishes are available, as well as fully completed model homes with immediate closing dates. Even grander penthouses with three bedrooms, 3.5 baths and over 3,200 square feet of living space are priced from \$1.5 million. Multi-level maisonettes boasting 3,237 square feet of living space and up to three bedrooms and 3.5 baths are also available, priced from the \$900,000s.

Popular 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 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.

The community is a short drive away from several gourmet restaurants, local shops, boutiques, parks, and entertainment venues. The acclaimed Paper Mill Playhouse and The Mall at Short Hills are both nearby. The South Mountain Reservation and Turtle Back Zoo are just around the corner. Recreational opportunities abound with municipal and county parks, private and public golf courses, and preserved natural woodlands found throughout the 12 mile town.

Manhattan is a convenient 30-minute car ride away, while New Jersey 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 [VizcayaNJ.com](http://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), and is located at 1 Metzger Drive, West Orange.