

The Record

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Spring sales surge at Vizcaya; home supply limited

Service-oriented lifestyle and multiple amenities draw buyers to W. Orange

With the carefully-manicured flower beds, attractive landscaping, glistening outdoor pool, and sun deck serving as visual reminders of the maintenance-free, resort-style experience Vizcaya offers, homebuyers flocked to the luxury gated community in West Orange this spring.

April and May buyers took advantage of a wide variety of designs offered, including expansive single-level residences in the main building, ultra-luxury penthouses, and multi-level townhomes and maisonettes. While each design offers a unique layout and feel, all offer Vizcaya's service-oriented lifestyle, which is a driving force for buyers wanting to enjoy comfortable, maintenance-free living.

"Vizcaya's recent sales success highlights the award-winning appeal of our various home designs and our very unique, resort-style experience," said Kristina Hedden, vice president of Marketing at Millennium Homes. "Buyers understand that if they want to experience this maintenance-free lifestyle, they'll need to move quickly. Only a few homes remain in our final phase, and we don't expect them to last through the summer."

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 visually appealing 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.

It's no coincidence that the surge in sales comes along with the warmer weather, as Vizcaya is one of the most attractive gated communities in New Jersey and offers vibrant outdoor



PHOTO COURTESY OF MILLENNIUM HOMES

The impressive rear facade at Vizcaya offers residents a scenic view of Essex County from its high vantage point, as well as the pool and patio area below.

amenities. 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 overlooks the outdoor pool and sweeping views of a tree-lined horizon.

The luxury townhomes at Vizcaya are currently one of the most affordable options in the community, with prices starting from the upper \$700,000s.

These popular 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 convenient for hosting guests.

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, remaining single-level residences boast two to three bedrooms, 2.5 to 3 baths and up to 2,617 square feet of living space, with only a handful still available from \$1,337,990. Fully completed homes with immediate closing dates are available. The penthouses are sold out, but multi-level maisonettes boasting 3,237 square feet of living space and up to three bedrooms and 3.5 baths are available, priced from \$999,990.

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 year-round 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 Paper Mill Playhouse and The Mall at Short Hills are both nearby. The South Mountain Reservation and Turtle Back Zoo also are close by. 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 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. 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.

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