

# Welcome Home to . . .



*If you take five minutes to read this brochure, you will find that the time was well spent. This brochure is filled with facts . . . facts you should know when considering a place to live.*

*Located within the award-winning Wappingers Central School District, Van Wyck Meadows is a community of townhomes designed for low-maintenance living. Nestled in a picturesque country setting, yet convenient to major commuter routes and recreational and cultural venues, the community offers first-class amenities including a private community pool, a clubhouse, ball fields, tennis courts, a tot lot, and walking/biking trails -- making Van Wyck Meadows one of Dutchess County's most desirable neighborhoods.*



## Convenience

In Van Wyck Meadows, you will enjoy the relaxed atmosphere of country living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Van Wyck Meadows is within 3 minutes of both Route 9 and Interstate 84. The Village of Fishkill and Poughkeepsie can be reached in 5 and 15 minutes, respectively. Danbury, Connecticut, can be reached in 35 minutes, while White Plains, New York, is 45 minutes

away. Commuting by train to New York City is easy on Metro North's service from the Beacon and New Hamburg stations, both within 10 minutes of Van Wyck Meadows. Dutchess County Airport, which is served by US Airways, and Stewart International Airport are just 10 and 20 minutes away, respectively.

## Shopping

Van Wyck Meadows is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Hudson Valley Town Center is just 5 minutes away. In the charming towns of Fishkill, Cold Spring, and Rhinebeck, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The Poughkeepsie Galleria is just 15 minutes from Van Wyck Meadows, and the fabulous Danbury Fair Mall is just 35 minutes away with Lord & Taylor, Macy's, and over 215 fine specialty shops.

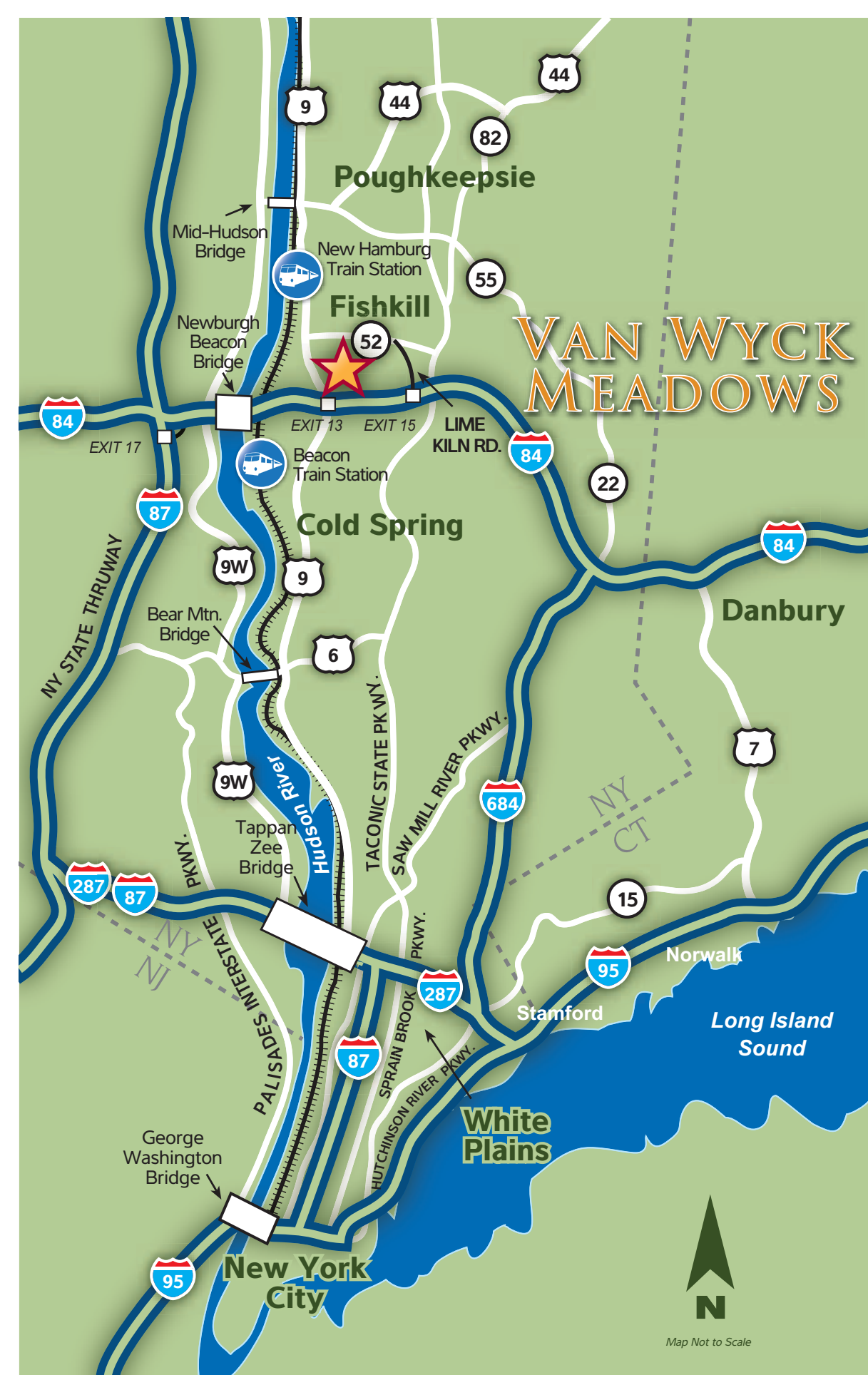


1131 Cold Spring Road  
Fishkill, New York 12524  
845-896-0530

## Directions:

From Interstate 84 East or West: Take Exit 13. Proceed north on Route 9 approximately .25 mile to Merritt Boulevard. Turn right at the traffic light onto Merritt Boulevard and proceed approximately 1.7 miles. Turn left onto Hustis Drive. Then turn left onto Cold Spring Road. Van Wyck Meadows' model homes will be on the right.

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America's Luxury Home Builder®

**Professional Builder of the year**  
Two-time Award Winner

## Education

As a Van Wyck Meadows homeowner, you will join a community where education is given the highest priority. Over 94% of John Jay High School\* students continue their education after graduation. Gifted programs are available at all grade levels, and the high school offers college Advanced Placement courses. In the Wappingers Central School District, students consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, and music. John Jay High School was named one of the "Best High Schools" in 2013 by *U.S. News & World Report*, and the Music Department was honored by the National Association of Music Merchants with its "Best Communities for Music Education in America" award.

The school district also has a strong partnership with local business alliances including the Southern Dutchess County Chamber of Commerce, IBM, Media One, and the Gap as well as an exceptional parallel program of courses at both Marist College and Dutchess County Community College.

Superb private and parochial schools, including Saint Mary's School, Saint Denis-Saint Columba School, Randolph School, and Poughkeepsie Day School, are all within 20 minutes of Van Wyck Meadows. Vassar College, The Culinary Institute of America, the State University of New York at New Paltz, and New York Medical College in Valhalla are all less than an hour away. Nearby colleges and universities offer continuing adult education with a wide diversity of day and evening courses.

## Community Services

Excellent medical facilities are comfortably close to Van Wyck Meadows. St. Francis Hospital and Vassar Brothers Medical Center, only 20 minutes from your new home, offer a complete range of medical services. In addition, the hospitals and medical care facilities of the New York metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Serving the community of Van Wyck Meadows are houses of worship representing almost all faiths.

## Culture and Recreation

Van Wyck Meadows, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand.

Several challenging private and semiprivate golf courses, including Branton Woods Golf Club, Beekman Country Club, and Casperkill Country Club, are within a 20-minute drive. The beautiful Great Hudson Sailing Center, approximately 45 minutes away, offers charters, sunset cruises and sailing lessons. Several local, county, and state parks are located within 20 minutes, including Geering Park, Bowdoin Park, Clarence Fahnestock Memorial State Park, and James Baird State Park. At these parks, you and your family can enjoy swimming, fishing, ice skating, hiking, and picnicking.



Well known as a wine region, the Dutchess County area features four highly regarded wineries within 45 minutes of Van Wyck Meadows.

You can hike, backpack, snowshoe, and cross-country ski on the nearby Appalachian Trail, which stretches from Maine to Georgia and passes through the countryside near Van Wyck Meadows. Fitness and exercise clubs are located within 5 minutes of your home.

The Dutchess County area offers a broad variety of cultural diversions. You can discover history at the Franklin D. Roosevelt National Historic Site, which features Springwood, the lifelong home of America's only four-term president, as well as the Presidential Library and Museum. You can also take a self-guided tour of Walkway Over the Hudson State Historic Park or enjoy a theatrical presentation at Bardavon Opera House. For fine dining, there are many excellent restaurants and country inns in Fishkill, Cold Spring, Wappingers Falls, Poughkeepsie, and Rhinebeck.

In New York City, you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries. Sports fans can root for professional sports teams including the Yankees, Mets, Knicks, Nets, Giants, Jets, Rangers, and Devils. Fishkill is also home to Dutchess Stadium and the Dutchess County Renegades, a professional minor league baseball team.

## In An Area of Unequaled Beauty

In Van Wyck Meadows, your home is a private haven in a countryside setting just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Van Wyck Meadows.

