

Swan Lake
ESTATES



In the Heart
of the Catskills,
caressing the shores
of a natural spring-fed
lake sits a deliberately
understated, gated
community.

A setting reserved for
but a few discerning
individuals seeking a
unique lakefront
lifestyle.



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SWAN LAKE, NEW YORK



"Your place in the country"



Truly an idyllic location that's tranquil yet cosmopolitan. Large, private, wooded lakefront and lakeview sites wrap around Swan Lake's eastern shore all with old growth trees, unspoiled trails and abundant wildlife. A place that enjoys a long and storied heritage.

"Got the World on a String"



RICH IN HISTORY

By the late 19th century, Swan Lake was firmly established as a resort retreat. Drawn by the lake and woodland beauty, generations of visitors have spent bucolic summers making memories that last a lifetime.



A tradition that continues to this day.



Here, seasons change in natural rhythms.

In spring, bald eagles nest in your backyard and warming breezes foretell the coming summer.

The stress of daily life is easily forgotten.

Spring brings...

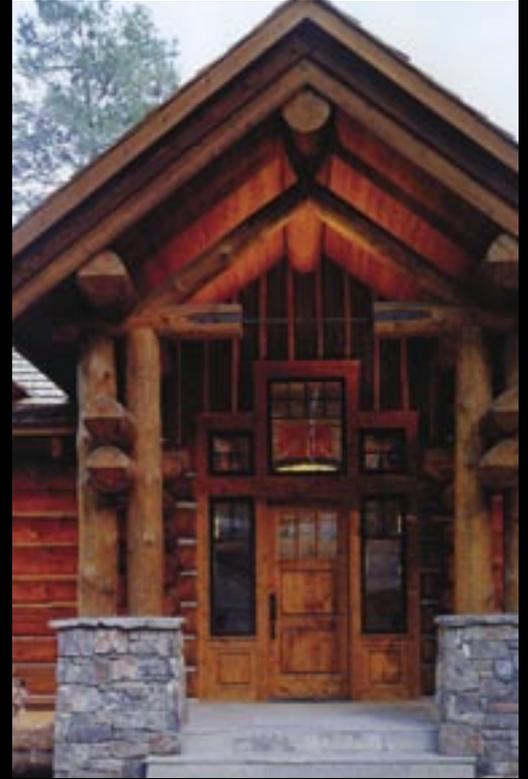
Golf outings, opening day of trout season, gardening, hiking on wooded paths and preparing your home for eagerly anticipated visits by family and friends.

A tranquil oasis a scant two hours from New York City.





At Swan Lake Estates use
our local architects and
builders, or your own, to
create a beautiful home in
harmony with nature and
your surroundings...
a perfect reflection of your
taste and style.



"Here Comes the Sun"...





At our lake past and present exist in seamless balance. A home here will entice loved ones to share good times at "your place in the country."



"Summertime...and the Livin' is Easy"...



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Summer is sunny days and starry nights...

Enjoying pristine views and dramatic sunsets over the lake.

Taste a simpler time; waking to the sounds of nature, casting a lure on Swan Lake's glassy surface, jogging on wooded lanes uncovering hidden forest glens at every turn. Enjoy days filled with adventure exploring historic towns, "following the antiques trail" or just taking a pleasant drive in the country. At Swan Lake Estates it's all at your fingertips.

Evening brings fine dining in rustic inns and uncrowded hideaways, followed by Broadway entertainment at the Bethel Performing Arts Center opening in 2006, only 15 minutes from your door.

Swan Lake Estates is your "home away from home."





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"What a Day for a Daydream"...



Fall Foliage

As days grow shorter the millions of catskill trees prepare a spectacular show that presents itself like fine art photography. Besides great bands of color, the woods around Swan Lake Estates yield fall fruit - And art and music festivals emerge throughout the county.

From Swan Lake Estates you never need travel far.



As frost fills the air, the only footprints in the incredibly white snow are your own. After a day skiing or ice skating, your home at Swan Lake Estates is warm and inviting. An easy chair at fireside, the focal point for family gatherings and intimate conversation. Swan Lake Estates is everything you've dreamed of and more.

Come, experience a lifestyle unique in every season.





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"Walking in a Winter Wonderland"...



Setting:

Swan Lake Estates is less than a two hour drive from Northern Jersey, Connecticut or Manhattan — in the heart of The Sullivan County Catskills, New York's newest, happening playground. Close to shopping, it's 4 miles from town and 15 minutes to Monticello, the county seat. Swan Lake Estates is on the lakes eastern shore — gently rolling hills and woods surround the gated community.

About the Area:

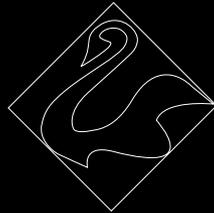
Originally, dairy farming was a staple here. Early in the 20th century Swan Lake became a resort community drawing thousands of visitors annually for its abundant natural bounty — fresh mountain air, crystal clear waters and magnificent scenery. And no wonder — the beautiful lake and scenic splendor was a magnet for city folks seeking a pastoral setting where they could enjoy all season vacations.

Nearby:

Within a fifteen minute drive on well maintained country roads there are nine golf courses — several tournament class. The birthplace and ancestral home of fly fishing on the east coast is twenty minutes away and Bethel Woods, an International Performing Arts Center at the site of the legendary Woodstock Festival opens in 2006, bringing world-class entertainment to your doorstep. Also in the immediate vicinity you'll find river rafting, sail-planes, skiing, historic sites, mountain-climbing, festivals and crafts fairs, fine restaurants and country shopping.



Watch the glory of the seasons unfold...from the window of your new home.



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