



**Welcome to
The Dunes**

Welcome to the Dunes at Shoal Harbor, a spectacular waterfront community directly on Sandy Hook Bay.

Styled with the distinctive architecture of a classic Cape Cod village, the Dunes offers 123 homes in a variety of unique designs.



The two, three and four bedroom homes range from 1,500 square feet to more than 2,500 square feet. All feature modern interiors, upscale appointments and are Energy Star approved.

Spectacular views of the NYC skyline set the stage for a parade of colorful boats in the bay including high-speed ferry service to the city. We're ringed with bike and walking trails and are a 15 minute ride to Sandy Hook and NJ's ocean beaches. The peaceful lifestyle afforded those who choose to live here is punctuated by an array of magnificent shore wildlife and the constantly changing sky.

A central point for the community is the resort-style clubhouse and pool complex. Featuring modern media and electronics, including HDTV and WiFi, the facility has a fitness center, a large community room with a kitchen and a card room. Just outside the clubhouse is the free-style swimming pool with a salt generation system. There's a restaurant-style gas barbecue grill and plenty of tables and chairs in the adjacent picnic area.



Resort Style Pool & Clubhouse




Artist's Renderings

The Dunes Clubhouse Complex



Enjoy the convenient, state-of-the-art fitness center just minutes from your front door. You'll find a variety of ways to keep trim and fit including traditional and cardiovascular workout programs utilizing treadmills, weight lifting equipment, cross trainers and even stationary bikes. The outdoor swimming pool provides the perfect opportunity to get in a few laps or socialize poolside with friends. The community clubhouse is the heart of your new lifestyle at The Dunes at Shoal Harbor.



THE
DUNES
AT SHOAL HARBOR

The logo features the text "THE DUNES AT SHOAL HARBOR" in a serif font. Above the word "DUNES" is a stylized illustration of a beach scene with a sun, a bird in flight, and some coastal plants.

Dunes Clubhouse and Pool



The Community

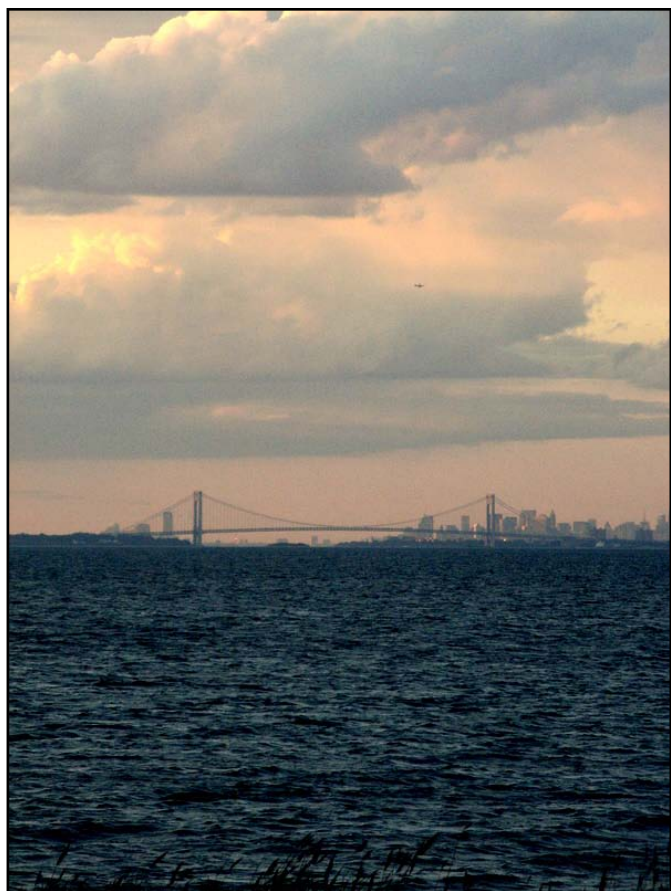
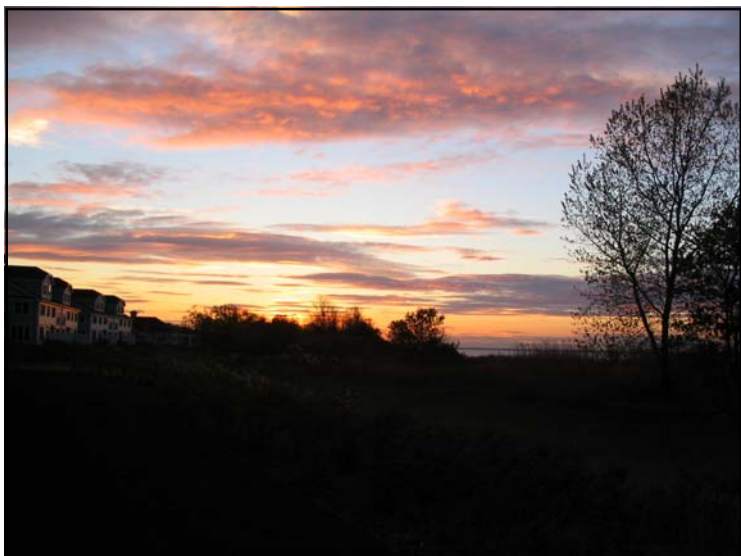
The Dunes is a vibrant place where residents are active in preserving the natural beauty of the NJ bayshore. We have a sandy beachfront that attracts kyakers, sunbathers and folks who like to cast a line.

Living at the Dunes frees you from the work that makes home ownership a burden. Most exterior chores, including snow removal, landscaping, and building maintenance, are all cared for. We have a property manager (TAP Management) that is dedicated to giving us effective and efficient service in all aspects of our operations.

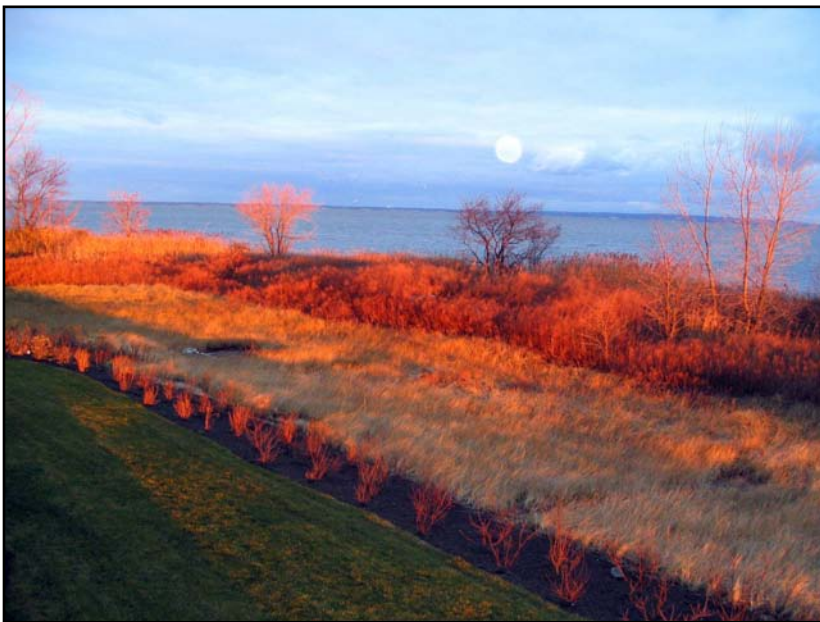


The Dunes is set on a peninsula that is bounded by Sandy Hook Bay and Compton's Creek. Monmouth's Bayshore Waterfront Park and the quaint Belford Seafood Village are our immediate neighbors. The tidal marsh that winds its way throughout the area provides a healthy habitat allowing a broad array of plant and animal species to flourish.

The Dunes: Monmouth County's Bayshore

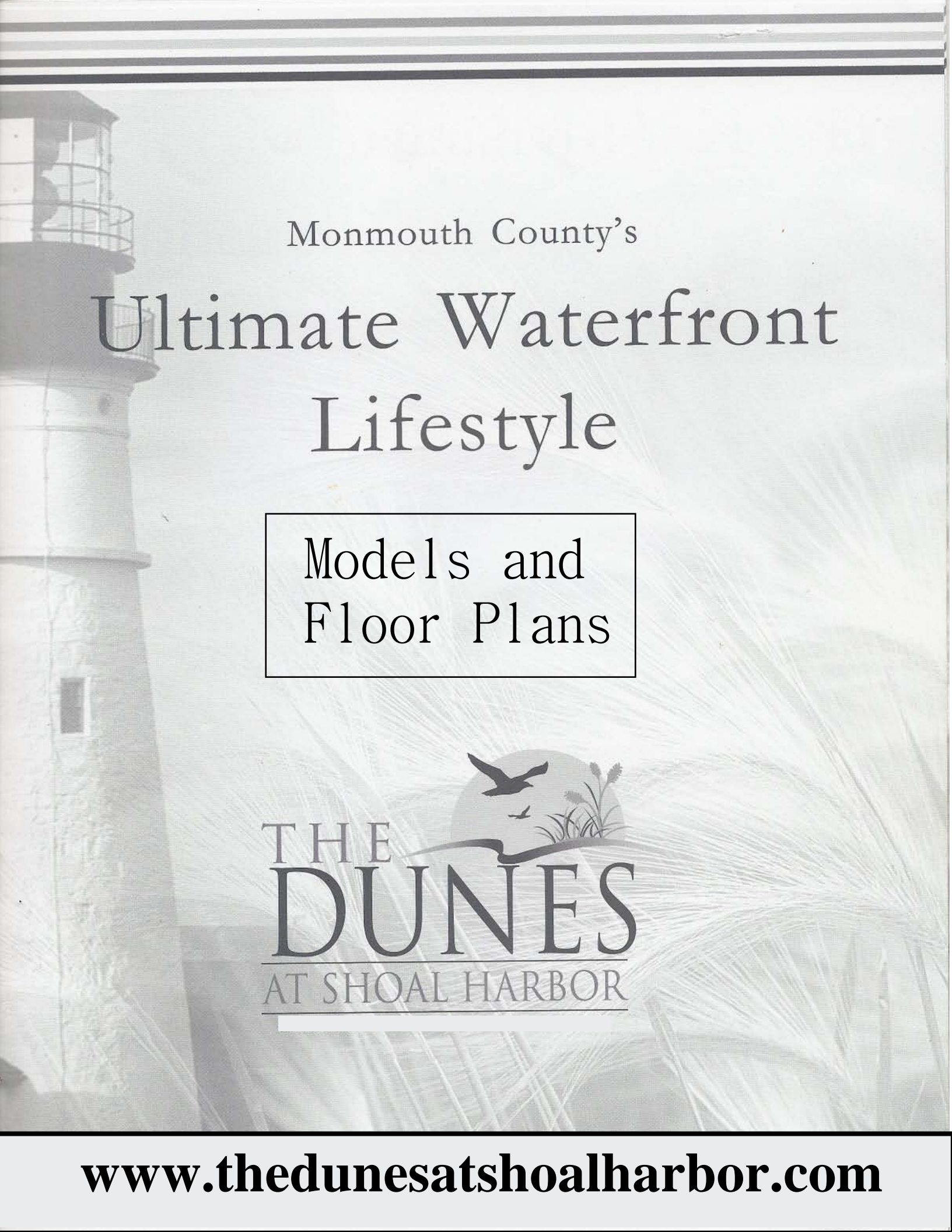


NY Harbor



Sandy Hook Bay



The background of the entire page is a faded, artistic illustration. On the left, a tall, white lighthouse with a dark top section and a spiral staircase is visible. To the right and in the foreground, there are rolling dunes covered with tall, thin grasses. The overall tone is light and airy.

Monmouth County's

Ultimate Waterfront Lifestyle

Models and
Floor Plans

The logo features a stylized illustration of a dune. On the dune, there are several tall, thin grasses. Above the dune, a large bird is shown in flight, and a smaller bird is visible below it. The text 'THE DUNES' is written in a large, serif font, with 'THE' in a smaller size above 'DUNES'. Below 'DUNES', the words 'AT SHOAL HARBOR' are written in a smaller, sans-serif font.

THE
DUNES
AT SHOAL HARBOR

www.thedunesatshoalharbor.com

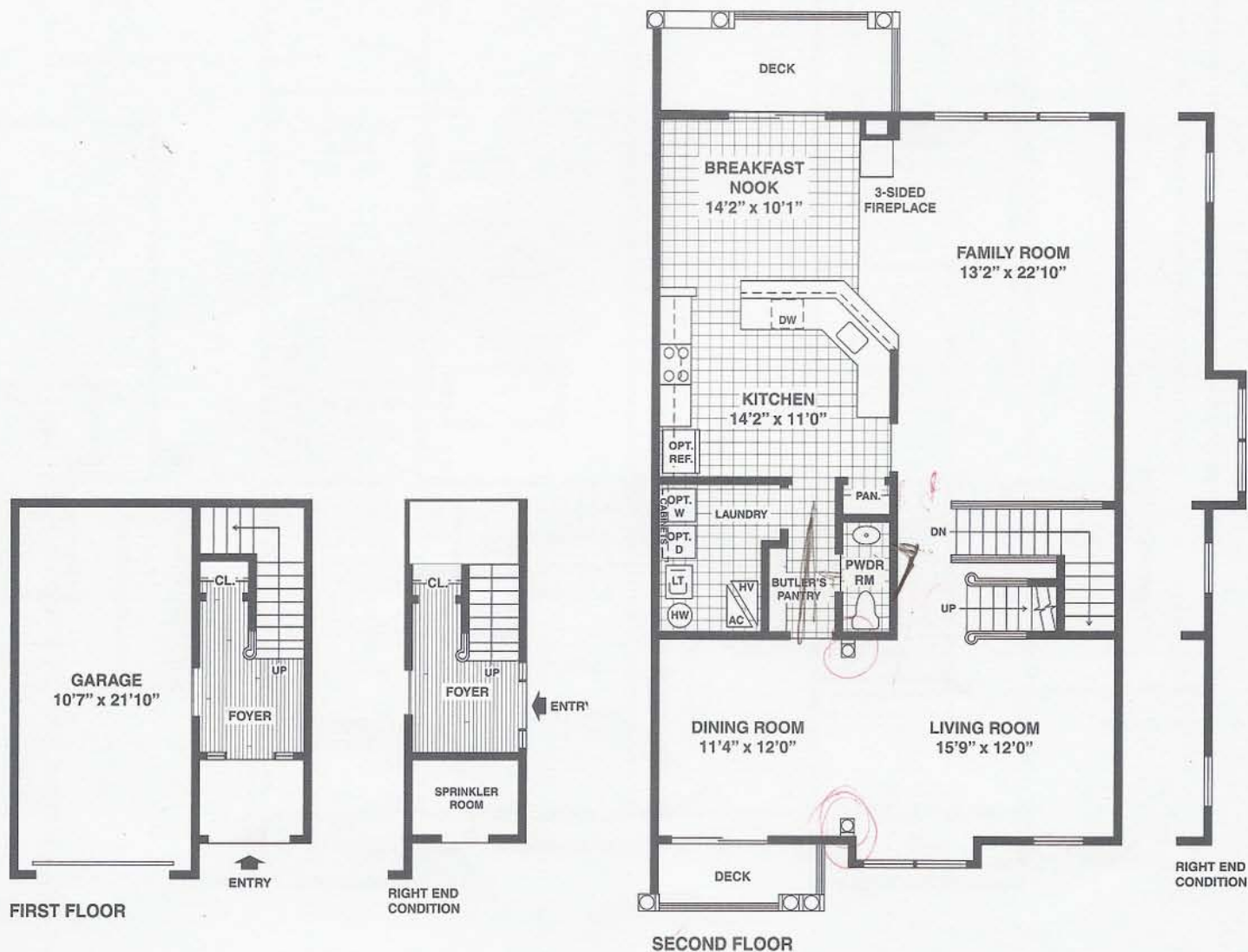
The Willet

2466 Square Feet

3 Bedrooms

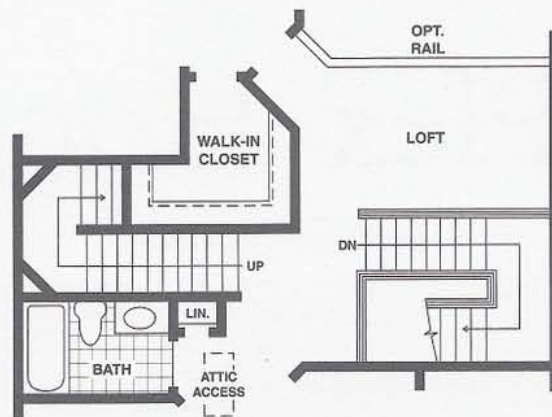
2½ Baths

1 Car Garage



All dimensions are approximate. Purchasers must review detailed architectural drawings available in the sales office to ensure accuracy and understanding of home chosen.

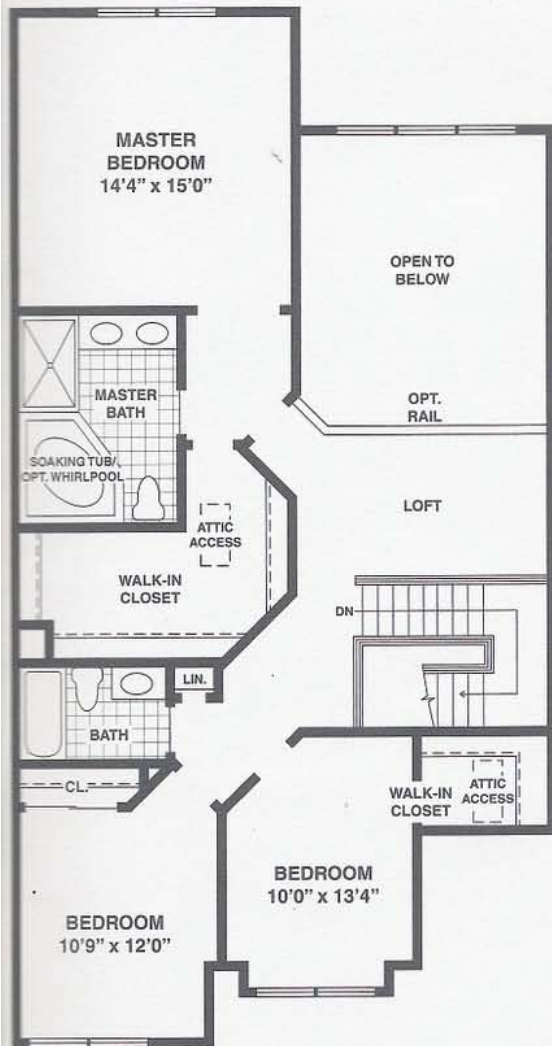
The Willet



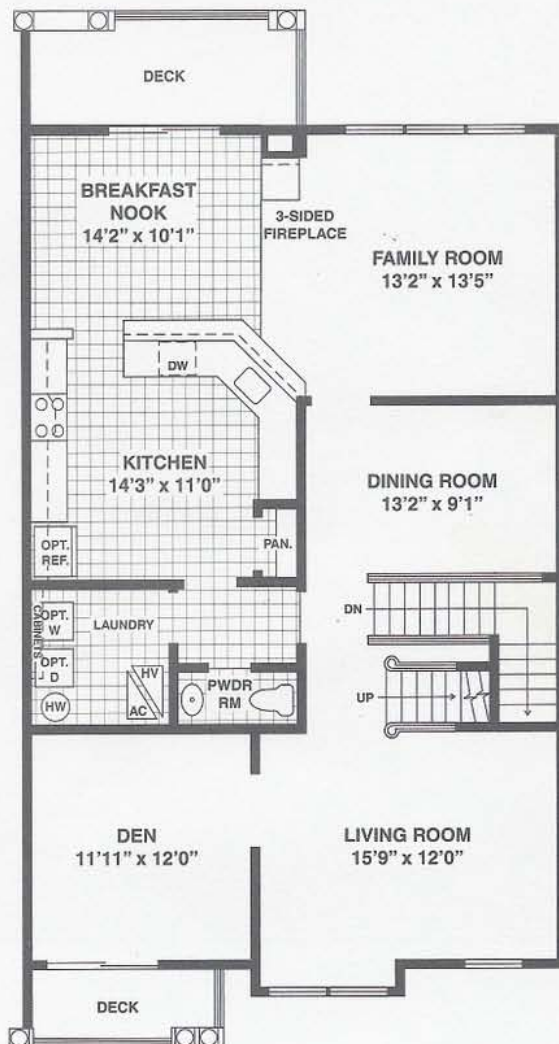
STAIRS AT OPTIONAL
FOURTH FLOOR



OPTIONAL FOURTH FLOOR



THIRD FLOOR



OPTIONAL SECOND FLOOR

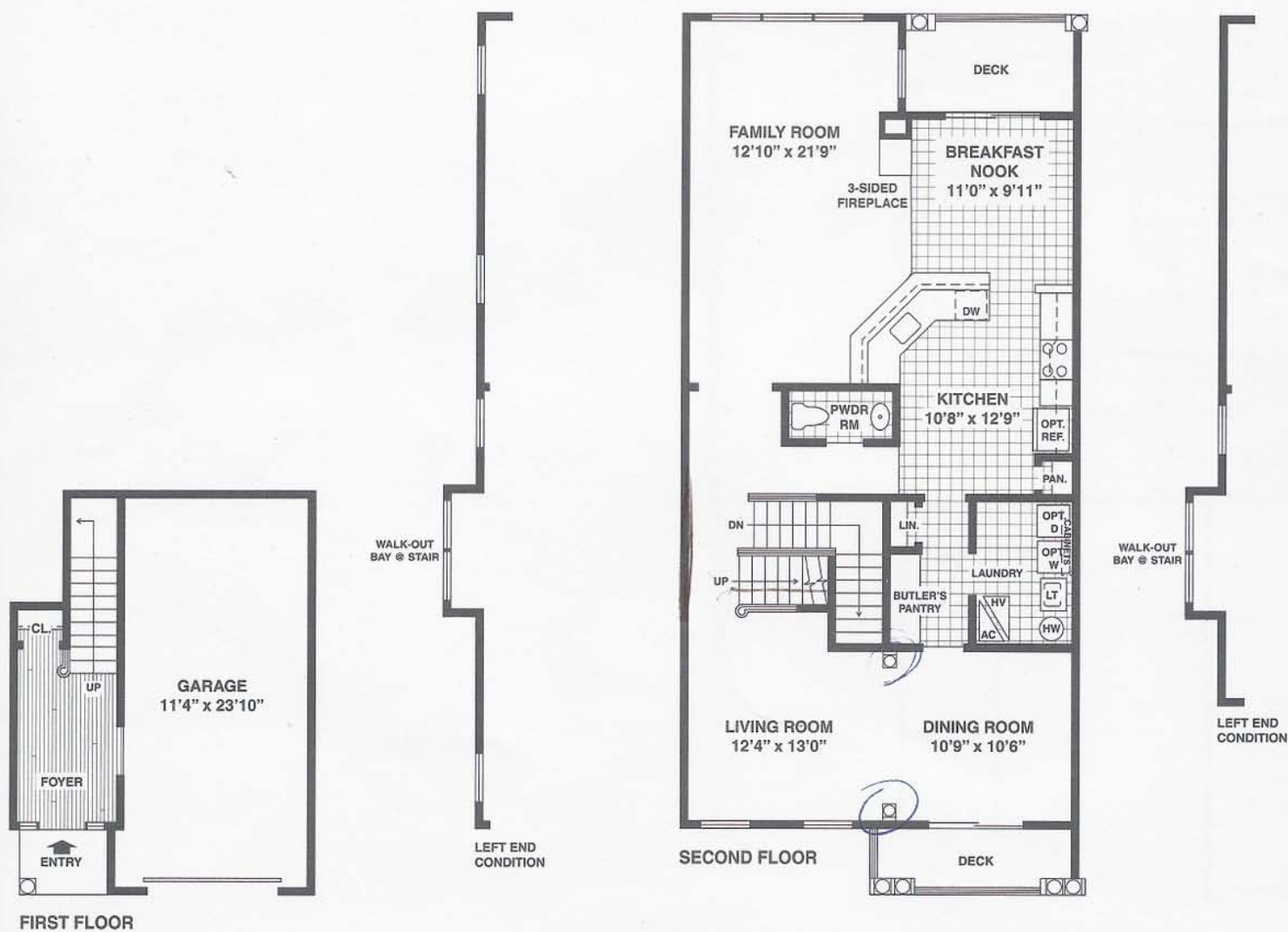
The Whimbrel

2190 Square Feet

2 Bedrooms

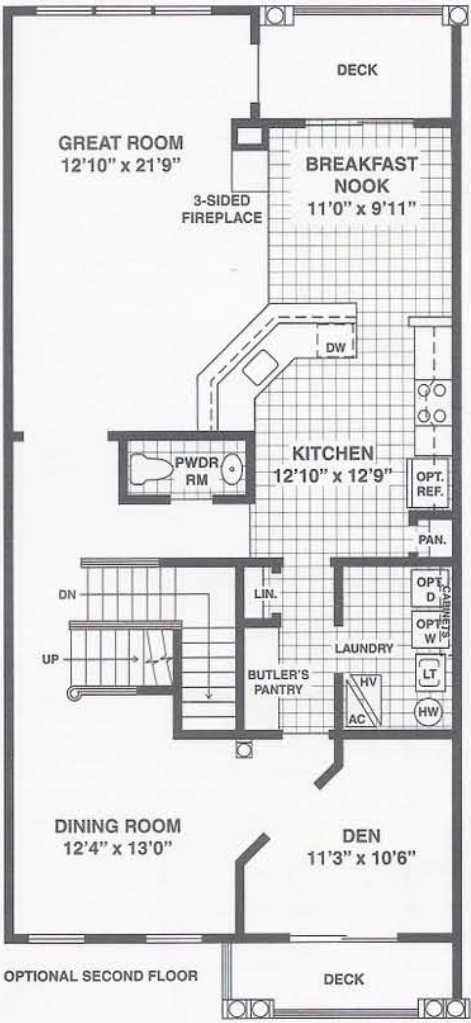
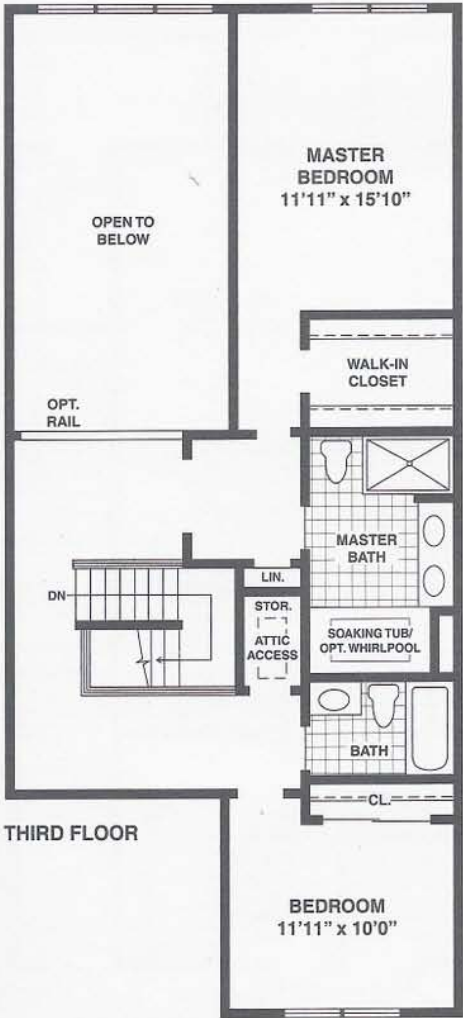
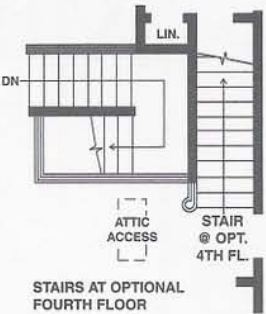
2½ Baths

1 Car Garage



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The Whimbrel



LIVING ROOM
13'0" x 19'4"

DINING ROOM
11'1" x 10'7"

KITCHEN
17'7" x 8'10"

BEDROOM
11'11" x 10'0"

MASTER BEDROOM
13'4" x 17'9"

FOYER

GARAGE
10'1" x 23'10"

BATH

MASTER BATH

WALK-IN CLOSET

PATIO

3-SIDED FIREPLACE

30" REMOV. CAB.

OPT. REF.

PAN.

LT.

OPT. W.

OPT. D.

CABINETS

LAUNDRY

LIN.

HW.

HV.

AC.

CL.

ENTRY

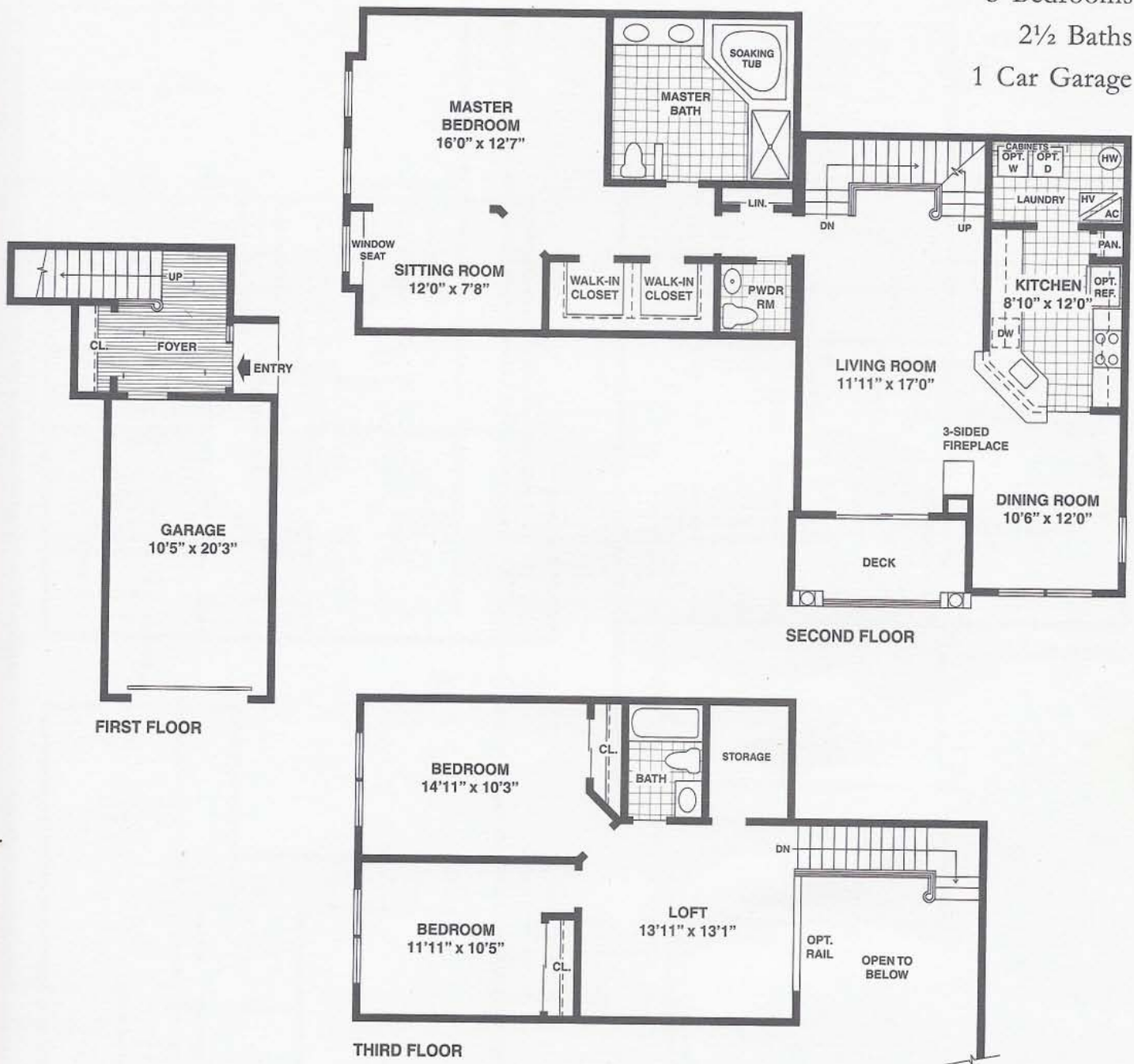
The Ivory Gull

2065 Square Feet

3 Bedrooms

2½ Baths

1 Car Garage



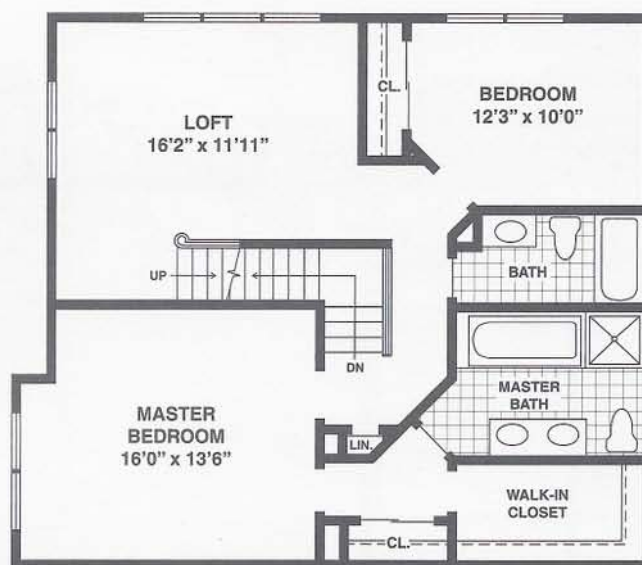
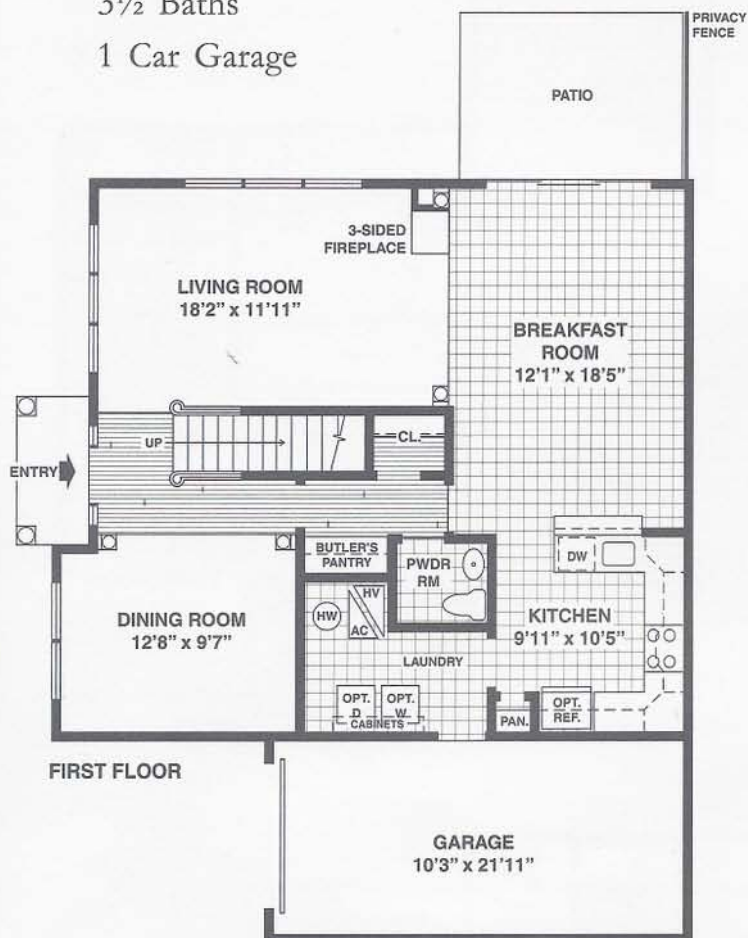
The Peregrine

2317 Square Feet

3 Bedrooms

3½ Baths

1 Car Garage



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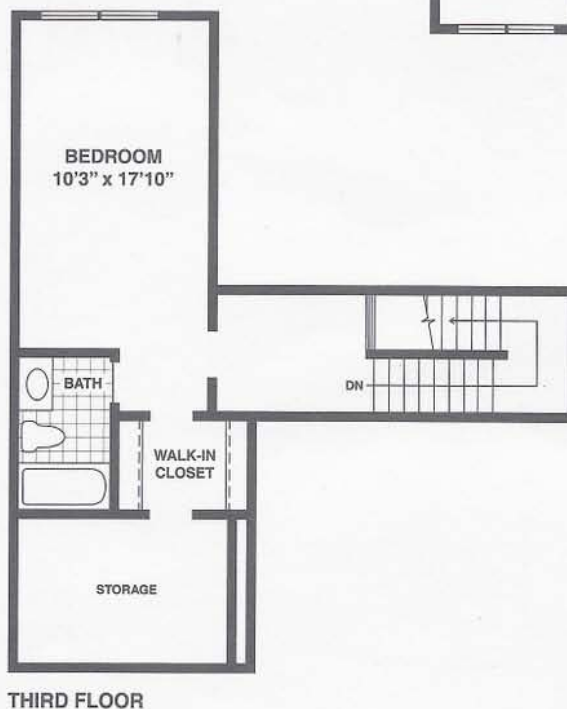
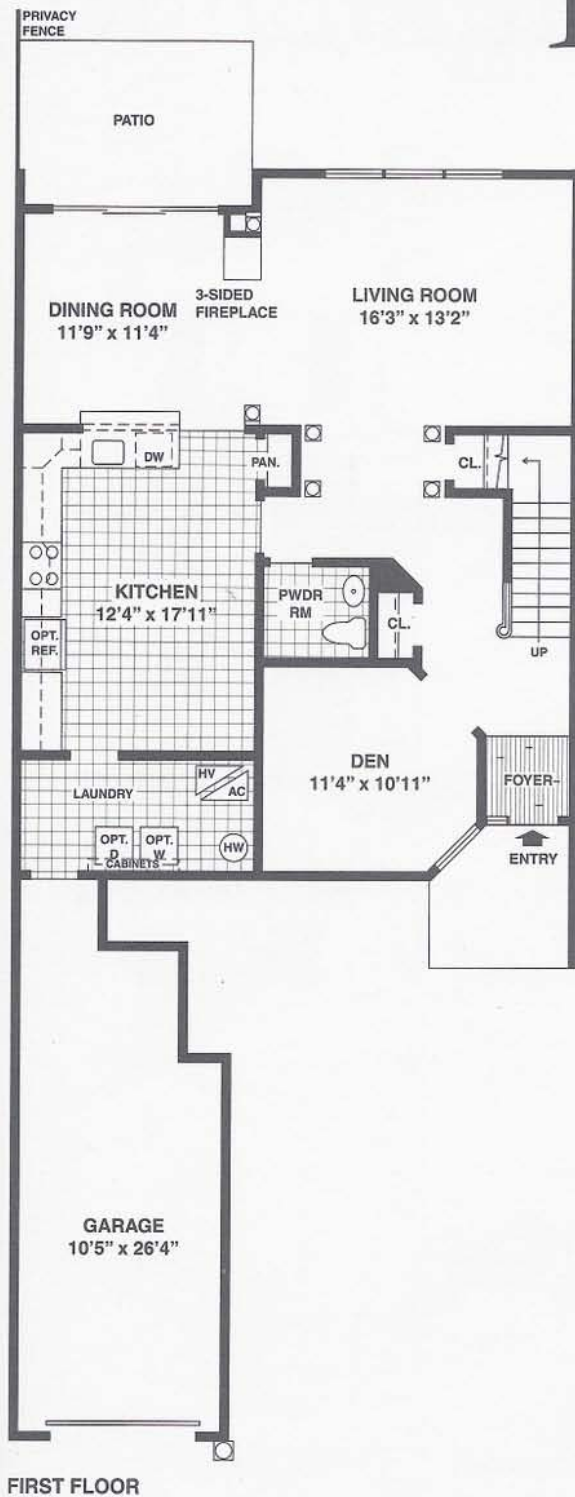
The Sanderling

2430 Square Feet

3 Bedrooms

3½ Baths

1 Car Garage



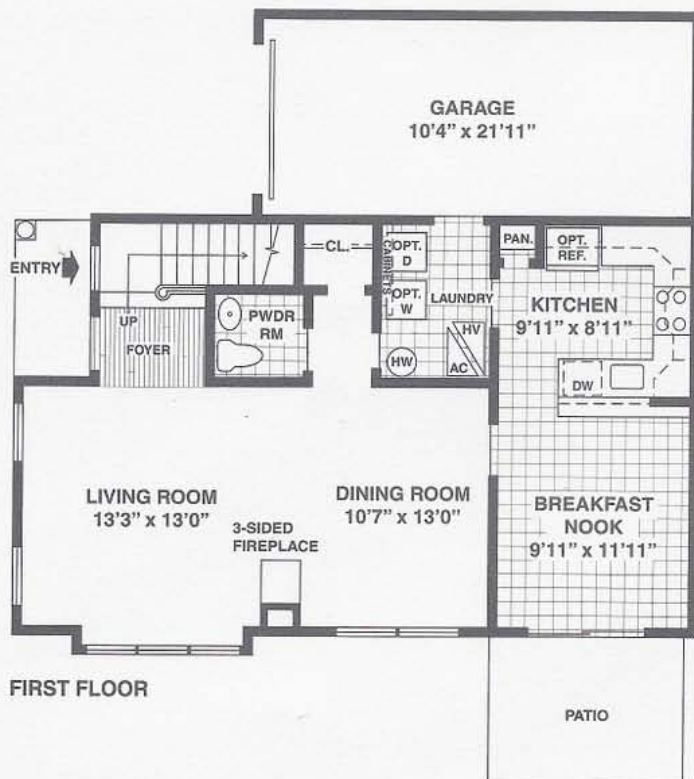
The Merganser

1752 Square Feet

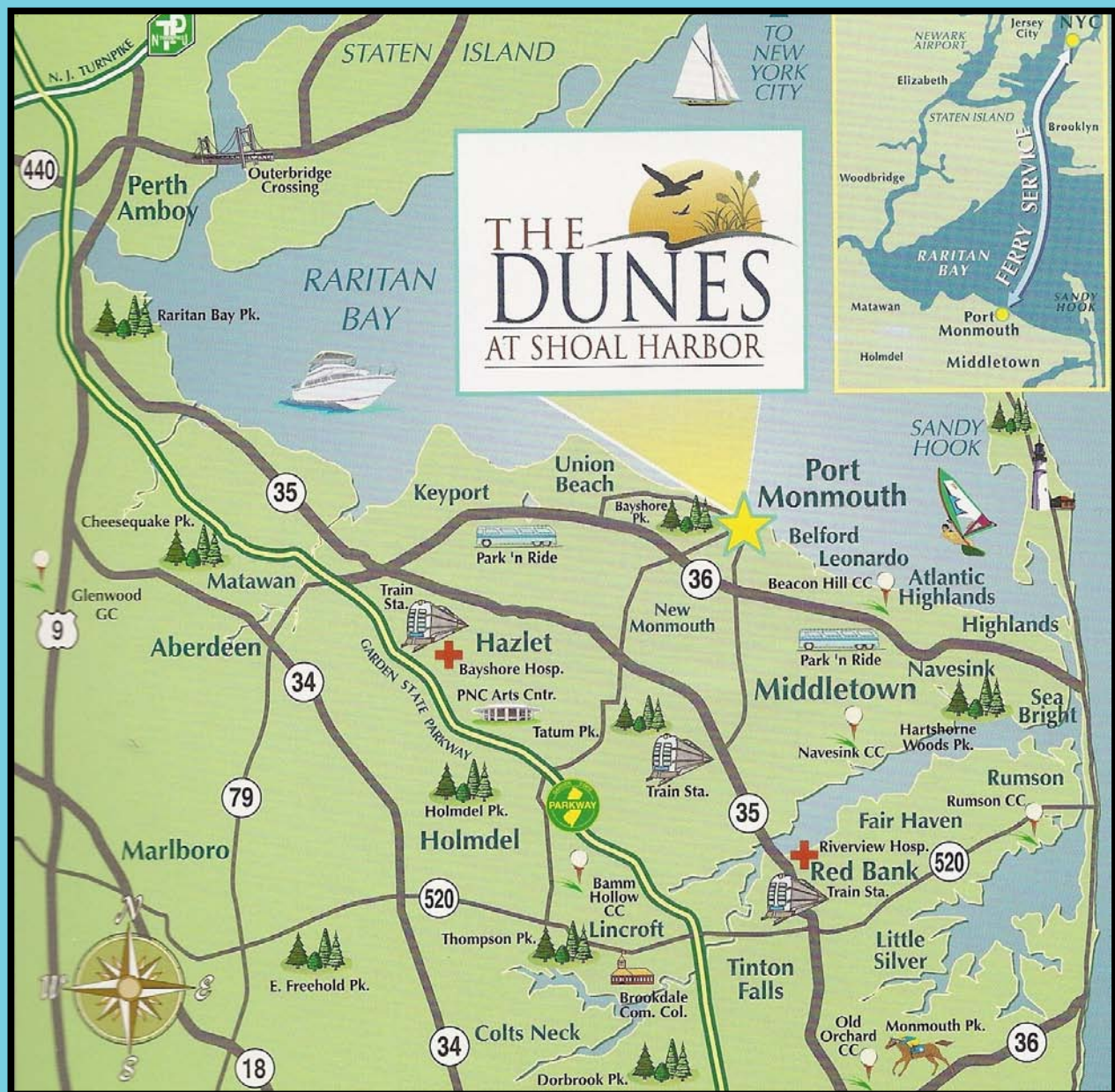
3 Bedrooms

3½ Baths

1 Car Garage



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Location. Location. Location.

This much-quoted real estate term shows its true meaning the moment you enter the Dunes. Yes, there's the dramatic NYC skyline and colorful harbor, but we're also surrounded by dramatic waterscapes, tidal marshes and the unique wildlife habitats that make living at The Dunes special. Our open sky welcomes sunrise over Sandy Hook and as the lights start to twinkle across the bay, we're enjoying sunsets that paint the sky and the water blazing yellows and reds.

Our convenient connection to the world by direct high-speed ferry or NJ Transit trains and buses to Manhattan is a bonus. This unique location offers a peaceful and calm setting that is rare in our region. We invite you to come see for yourself.

Permission to duplicate and distribute the material in this document is granted. Credit for the photographs and narratives should be given to The Dunes at Shoal Harbor.