



WOODBURY JUNCTION

180 Dunderberg Rd
Central Valley, NY 10917

1.800.697.0028

www.woodburyjunction.com

The Only Address Worth Calling Home

WOODBURY JUNCTION



Woodbury Junction has everything a new homeowner could want in a neighborhood. One visit here will beckon you to stay. Maybe forever.

Surrounded by 120 acres of pristine parkland, Woodbury Junction is a community of luxurious single-family homes located in Orange County. Combining homes for Active Adults 55+ with residences for families of All Ages, Woodbury Junction is where two great lifestyles come together in one distinguished neighborhood.



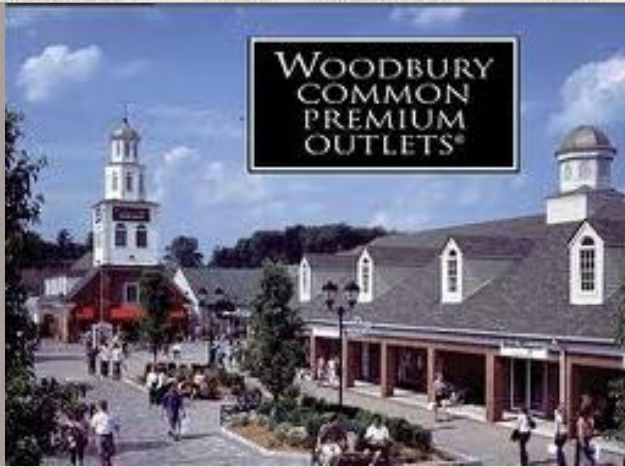
A Convenient Place to Live

In Woodbury Junction, you will be able to enjoy living in a private neighborhood with superior schools, excellent shopping, and a wide choice of cultural events close to home. Woodbury Junction is less than 1 mile to the New York State Thruway and train/bus stations servicing NYC. With easy access to mass transit, NYC is only 60 minutes from your doorstep. With close proximity to Rockland, Westchester and Bergen counties, Woodbury Junction is a commuter's dream. Stewart International Airport, serviced by US Airways and JetBlue, can be reached in just 25 minutes.

Education Is A Top Priority

As a Woodbury Junction homeowner, you will join a community where education is given the highest priority. School-aged residents will attend schools in the highly regarded Monroe Woodbury Central School District, which includes seven outstanding schools. Conveniently located, Monroe Woodbury High School and Middle School are located across the street from Woodbury Junction. An impressive 99% of Monroe Woodbury High School students graduate and over 88% graduate with a Regents Diploma. There are a multitude of extracurricular activities offered as well as college Advanced Placement courses are available at the high school level. These achievements reflect the community's strong commitment to education and its dedication to continued growth and development of their children.





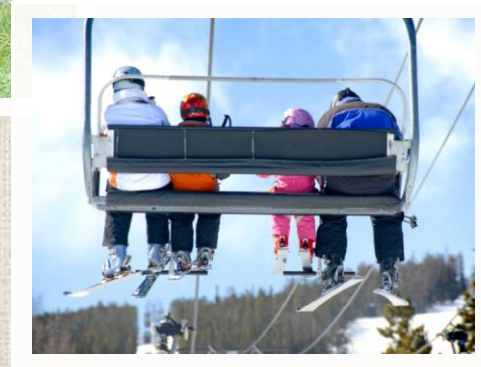
World Class Shopping Is Around the Corner

Woodbury Junction is close to all types of shopping, from quaint antique and specialty boutiques to the world renowned Woodbury Common Outlets. With over 220 designer stores, Woodbury Common Outlets can satisfy even the most selective of shoppers. For convenient one-stop shopping, Target and Walmart Supercenter is just minutes from your doorstep. In the charming towns of Monroe and Woodbury, you will find local farms and vineyards offering seasonal produce. Boutique and antique storefronts compliment the country charm of your new home town.

A Recreational Paradise

Woodbury Junction, offering you both an exclusive neighborhood and an ideal place to make new friends. It is a tranquil place to live with almost every type of recreational activity close at hand. Several public and semiprivate golf courses, including Central Valley Golf Club, Mansion Ridge and Monroe Country Club are all within a 10-minute drive. Falkirks Estate and Country Club offers an 18 hole golf course, equestrian center and beautiful catering hall for entertaining. Several local, county, and state parks are within 15 minutes of your new home. Harriman State Park, second largest of New York's state parks, offers

31 lakes and reservoirs and over 200 hiking trails. At Bear Mountain Park, you and your family can enjoy swimming, fishing, ice skating, and picnicking. Woodbury Junction boasts many year-round outdoor activities including hiking, backpacking, snowshoeing, and cross-country skiing. Skiing enthusiasts will also relish the slopes of Hunter Mtn. and Mt. Peter, both within 60 minutes of Woodbury Junction. If you prefer indoor exercise, each clubhouse at Woodbury Junction offers a fitness center and pool and all residents have access to tennis and basketball courts.



The Neighborhoods

Active Adults 55 +



- **KENSINGTON STATION** is composed of 130 unique single family homes for the Active Adult 55 and better. With luxurious first floor master suites, the residences of Kensington Station offer resort like amenities in the comfort of your own home. Designed with privacy in mind, all residences have easy first floor living with the ability to entertain the overnight guest. With access to walking trails, tennis courts and both clubhouses with pools, the active adult will certainly be entertained. Exclusive to residents of Kensington Station, Oak Clove Clubhouse offers a fitness center, pool, billiards room and gathering rooms. Conveniently located near the Woodbury Common Outlets, mass transit to New York city and a multitude of outdoor activities, Kensington Station brings home everything the Greater Hudson Valley has to offer its residents. All this address is missing you.

Families of All Ages



- **PALISADES RIDGE** is composed of 320 unique single family homes for families of All Ages. With luxurious master suites and a great room with cathedral ceiling, the residences of Palisades Ridge offer resort like amenities in the comfort of your own home. Designed with the growing family in mind, each home has a minimum of 4 bedrooms with an optional 5th bedroom and bonus rooms (as per plan.) Gated for privacy, the neighborhood streets are lined with period-style lampposts and roundabouts for safe outside play. With access to walking trails, tennis courts and clubhouse with pool, the active family will certainly be amused. Conveniently located near the Woodbury Common Outlets, mass transit to New York City and a multitude of outdoor activities, Palisades Ridge brings home everything the Greater Hudson Valley has to offer its residents.

Distinct. Distinguished. Designed for You.

WELCOME CENTER HOURS

M-T-FRI 12PM - 4PM

SAT-SUN 11AM - 5PM

Or By Appointment

Call 1.800.697.0028

CONTACT:

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BH&G Rand Realty



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DIRECTIONS:

Take the NYS Thruway North to Exit 16. After toll, take the first exit on right (Woodbury Commons.) Go straight through traffic light onto Nininger Rd. Proceed 1/2 mile and make a right onto Dunderberg Road. Proceed to first light. Turn left into The Woodbury Junction Welcome Center.

