



**LENNAR PRESENTS**  
**THE AVENUE COLLECTION**  
**1000 Avenue at Port Imperial**

**Building Amenities:**

- Spectacular Views of Manhattan, NY and the Hudson River
- Enclosed parking garage with 2 parking spaces for select residences
- Grand Salon/Lobby lounge with Fireplace
- Concierge services
- Integrated Building Security system with Controlled Access
- Conference/Board room
- 2 fully appointed Guest Suites
- Social room with views of New York City features a bar, fireplace, multiple gathering areas, and catering kitchen
- Fitness Center includes Sauna and Steam showers, Cardio & Strength Equipment, and separate Yoga room
- Third Floor Outdoor Plaza convenience kitchen, open lawn and planting areas, seating areas including a fire pit, sundeck and cooling spray area
- Most residences have Balconies and/or Terraces
- Energy Saving, LED lighting in most common areas
- Bicycle Storage Room
- Homes Pre-Wired for motorized shades
- Brazilian Chestnut hardwood flooring in main living areas of each home

**Community Amenities:**

- Walking distance to the NY Waterways Ferry Terminal (8-10 min ride to mid-town New York City)
- Access to the NJ Waterfront walkway and park system
- Shuttle transportation to the NY Waterways Ferry Terminal provided by the Port Imperial Property Owners Association
- Walking distance to multiple parks along the Hudson River
- Multiple means of private and public transportation including, the NJ Transit Bus System, NY Waterways Ferry, NJ Transit Path Train, and within minutes via car of the Lincoln Tunnel, Holland Tunnel, and George Washington Memorial Bridge.

**Kitchen Features:**

- GE Monogram Appliance Suite including:
  - Pro Style 30" Natural Gas Range
  - 30" Advantium Oven with SpeedCook Technology
  - Direct Vented Advantium Hood to outside air exhaust
  - Energy Star Rated Refrigerator and Dishwasher

- Under-counter Wine Coolers in select residences
- KWC pull-out Faucet
- GE ¾ HP Garbage Disposer
- DalTile Marble Floors and marble Backsplash
- Spazzi European Cabinetry in a raked wood finish with integral handles
- Under-counter energy saving LED lighting
- Granite Counter-Tops

**Master Bathroom Features:**

- Dual Vanity Kohler Sinks with Limestone countertop and 6” Apron
- Full height Vanity Mirror with wood frame surround
- Robern Medicine Cabinet
- Kohler Stillness Faucet Series including hand-held shower sprayer
- Duravit Soaking Tub
- Custom designed marble tile applications throughout including Full height marble surround at tub area
- Glass doors at Shower and Water Closet
- Spazzi Vanity Cabinets

This document is not an offer to sell. Price, features, proposed amenities, floor plans, elevations, square footage and designs vary per plan and community and are subject to changes, substitutions, and/or deletions without notice. Lennar makes no representation or guarantee that the community or any amenities will be built out as currently planned. Lennar Sales Corp. – Broker. Copyright © 2014 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. 01/14.

