

## 10 REASONS TO MOVE TO FOUNTAINHEAD

---

[www.njfountainheadhomes.com](http://www.njfountainheadhomes.com)

Neat & Clean Community

Close to All Key Services,  
Shopping, Worship, highways

Natural Gas

Public Sewer

Pets Accepted, within limits

Off-the-street Parking

Our prices reflect a complete  
home. No need to add  
Central Air, Garden Building,  
Appliances. "They're in  
there".

Free Public Transportation

Near to Mass Transit to NY

**Pre-Owned & New Homes**

Prices vary, visit our website.

Please make an appointment for  
a no-obligation cost/benefit  
housing consultation. Find out  
how you can enjoy your  
retirement- affordably.

Me, Your friendly  
neighborhood  
sales person,  
Nancy →



Directions:

Garden State Parkway Exit 98 /I-195  
W, to exit 28A, Rte 9 S. Right at 2<sup>nd</sup>  
light onto Aldrich Rd, 3 ½ miles,  
Right onto N. Cooks Bridge Rd., 1  
mile to Rose Drive on left.

NJ Turnpike Exit 7A to Rte I-195E,  
to exit 22, left off exit, right at light  
onto Harmony Rd, pass 4-way stop,  
cross 4-lane County Line Rd., ¼  
mile right onto Rose Drive.

From the shore: I-195 W to Exit 22,  
bear right off exit, take first right  
onto Harmony, continue as above.



**Fountainhead Properties Inc**

1 Rose Drive

Jackson, NJ 08527

Phone: 732-928-3100

Fax: 732-928-3136

[nancy1@njfountainheadhomes.com](mailto:nancy1@njfountainheadhomes.com)

## Fountainhead

---



**Quality Homes, Leased Land- for  
those at least 55 years of age.**

---



We'd **Love** for you to live here

Tel: **732-928-3100**

[www.njfountainheadhomes.com](http://www.njfountainheadhomes.com)

[m](#)

People image: Photostock/FreeDigitalPhotos.net



## Land Leasing vs. Land Ownership

SAFE- SECURE- AND NEARLY FINANCIALLY PREDICTABLE

We'd Love for you to live here !

✓ **Secure:**

**100 Acres zoned for land leased use, to those at least 55 years of age.**

--Provides security for the existing and future development.

Treat the lot as if it is your own, in accord with written guidelines fully disclosed in advance- All designed **to Maximize your privacy and personal enjoyment of your home .**

✓ **Safe:**

**Your home is exempt from real property tax, a VERY BIG SAVINGS!**

Taxes eligible for NJ Savers Rebate are disclosed in your lease and **included** in the monthly fee.

✓ **Nearly Predictable Expenses:**

**Lease Fee includes water, garbage removal, use of approx 5,000 square foot home site, maintenance of streets, for snow and pavement repair, street lighting, on-site management, maintenance of common utility systems.**

**Township "Rent Control"- keeps things affordable.**



## Manufactured Homes

Factory Built Homes Offer Quality and Durability  
**Affordably Priced New Homes without a long list of Add-Ons**

**Pre-Owned available**

**You'll Save- Energy & More**

Excellent Insulation and Energy Conservative appliances. High R-factor Insulation, Low E Vinyl Thermal Pane Windows, Green or Energy Star Certified Homes.

**Expect the Best**

Natural Gas Heat, Central Air Conditioning are clean & dependable

Substantial, Level Concrete pad under crawl space is included beneath every new home. All Homes installed per latest government guidelines for safety and permanence.

**Your Wise Investment Today is Built to Last!**

Construction Materials are protected from the weather before and during construction. This helps keep quality products in peak condition. Corners are true, wind wrap seals out drafts and adds to insulation performance. No other homes are so thoroughly tested before occupancy.

**You Can Rely on the Quality You See**

Detail of construction with every model literature provided the prospective homeowner. Our homes receive a federal Seal of Approval and are thoroughly inspected before occupancy, just like your present home.



## Fountainhead-Provided Utilities

We are proud to inform you that together with our licensed State Certified Water Plant Operator we provide drinking **water** from 2 deep wells that **meets and exceeds the NJ State requirements for Safe Drinking Water** and it's *on us*.

Public Sanitary Sewer serves our project, each home is individually metered. We offer competitive digital satellite television.

We own our **own snow-clearing equipment** and we are proud of our ability to help you get where you need to go during inclement weather by keeping our very wide roads open. And *it's on us*.

Our experienced staff owns the project and is individually interested in its **ongoing success and expansion.**

**We represent homeowners wishing to sell their homes. We offer new homes on a custom basis as well as by showing furnished model homes.**

