LUXURY LIVING ON THE WATE

MAIDSTONE LANDING

ON-THE-BEACH

WE WELCOME YOU TO MAIDSTONE LANDING ON THE BEACH.

A COMMUNITY OF 82 SEMI-ATTACHED LUXURY HOMES THAT ARE DESIGNED FOR A LIFE-STYLE OF COMFORT, ELEGANCE, RELAXATION AND RECREATION.

MAIDSTONE LANDING WILL SUIT EVERY NEED FOR YEAR-ROUND LIVING, AS A WEEKEND RETREAT OR AS A SIX-MONTH HOME.

Artist's Concept

Artist's Concept

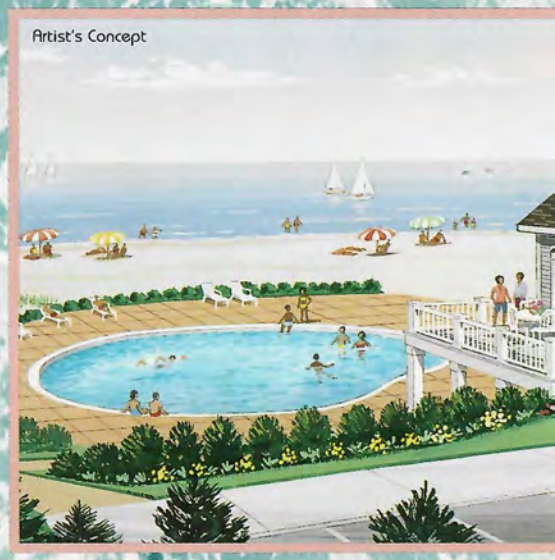
THE CONCEPT

One of life's greatest privileges is a home on a beach. Maidstone Landing offers that extraordinary privilege. In addition to the 1400 foot beachfront, the site is truly exceptional with pristine woods, 2,000 foot frontage on a tranquil 25 acre pond and lovely views of the Long Island Sound.

Add to all that a fabulous recreation center with pool, tennis and a clubhouse complete with exercise center, party room, and a kitchen facility for parties. Now, consider the dramatically designed semi-attached homes. Just two to a building so that everyone has an "end" home. Many homes have extraordinary views of the Sound, beach or pond. Some of the homes are located right on the beachfront.

Maidstone Landing is an easy drive to and from western Suffolk County, Nassau County, Queens, Brooklyn and Manhattan. It's just 20 minutes or so from the Hamptons without all the traffic jams and crowds the Hamptons' commuters experience every week.

The Condominium Association will not only maintain all the common grounds and recreation areas, they will also cut your lawn, shovel your snow and maintain the exterior of your home, so you can have the time to enjoy all the wonderful things that Maidstone Landing has to offer.


Artist's Concept

Artist's Concept

THE SITE AND THE HOMES

From Sound Avenue in Northville you enter a truly unique and dramatic site with lovely woods, a tranquil pond and a superb beach. The homes are extraordinary, specifically designed to maximize the views and provide elegant, dramatic space for every resident. There is a choice of two level homes or ranch styles with master bedroom suites on the main living level. Every home is semi-attached so that each is an "end" maximizing light, ventilation and privacy.

Each home is, in fact, an architectural delight combining contemporary styling with homey comforts and elegant details and finishes. All homes feature cathedral ceilings, lots of windows which offer wonderful views, basements with sliding glass doors to private back yards, eat-in kitchens, decks and 2-car garages. Kohler fixtures and GE appliances are standard.

Every Maidstone Landing home will be individually landscaped and designed by our landscape architect. 12" thick party walls will assure privacy. The quality is also evident in the 2" x 6" exterior walls with R19 insulation and R30 in the ceilings. In fact, at Maidstone Landing you are getting the best of everything in an unmatched setting at an unbeatable price.

BEACH DRIVE
SCENIC EASEMENT PARCEL C
GAZEBO
Condominium 1
TENNIS
SCENIC EASEMENT PARCEL B
BEACH DRIVE
SCENIC EASEMENT PARCEL D
POND
N
TREE CIRCLE
11 12
13 14
15 16
17 18
SCENIC DRIVE
BIG POND LANE
WATER WAY
44 43
42 41
40 39
38 37
36 35
34 33
24 23
22 21
20 19
32 31
30 29
28 27
26 25
46 45
48 47
50 49
52 51
54 53
56 55
74 73
BEACH DRIVE
POND

THE LOCATION

The "North Fork" of Long Island offers such a richness of recreation and culture that it would take many more pages than we have available here to describe. There are numerous beaches, parks, golfing, canoeing, wineries, factory outlet shopping, water park facilities, paddleboat river cruises and newly restored theaters to say nothing of the plethora of restaurants.

Your initial impressions on driving to and around Maidstone Landing will include new home developments, old farms, charming wineries, plant nurseries and lots of friendly, smiling people. The smiles just come naturally. Life is less frantic and far more fun in this relaxed environment. An easy drive to everywhere takes you to farms where you can pick your own strawberries, peaches and pumpkins, in season. Or, head for The Riverhead Foundation for Marine Research where you can view the seals and sea turtles and aquarium.

Or enjoy the Suffolk Theater's concerts, plays and events. The Theater has been recently restored. Besides the many parks in the area with every kind of recreation facility nearby, there are 6 public golf courses plus private clubs, all a short drive away. The Tanger Factory Outlet Center, a10 minute drive, is one of the largest in the U.S., with a wonderful array of major clothing and houseware designer offerings. Some of the finest wines are produced in the many wineries on the North Fork and many welcome visitors. And, you can hop into your car and be in the Hamptons in 15 or 20 minutes.

HARBES
FAMILY FARM
FLOWERS

Reebok

ND SOUND
EAST MARION
ORIENT
SOUTHOLD BEACH
25
PINDAR VINYARD
SOUTHOLD
MAIDSTONE LANDING
WILDWOOD STATE PK.
CUTCHOGUE
CUTCHOGUE GREEN HIST. BLDGS.
SHELTER ISLAND
IRON PIER BEACH
SOUND AVE.
PIER AVE.
NORTHVILLE
HARGRAVE VINYARD
25
EDWARDS AVE.
RIVERHEAD MARINE MUSEUM
105
JAMESPORT
PALMER VINYARD
INDIAN ISLAND PARK
25
TANGER OUTLET STORES
GREAT PECONIC BAY
SAG HARBOR
BARCELONA NECK GOLF COURSE
SAG HARBOR / E. HAMPTON TPKE.
EXIT 71
24
RIVERHEAD
SAG HARBOR TPKE.
SUFFOLK COUNTY COMM. COLL.
POXABOGUE GOLF COURSE
BRIDGEHAMPTON
27
EAST HAMPTON
E. MORICHES/ RIVERHEAD RD.
51
HAMPTON HILLS GOLF CLUB
HALLOCKVILLE FARM MUSEUM
24
HAMPTON BAYS
NATIONAL GOLF LINKS
SOUTHAMPTON
SUFFOLK COUNTY AIRPORT
QUOGUE
BRIDGEHAMPTON HISTORICAL MUSEUM
WESTHAMPTON
L.I.U. SOUTHAMPTON COLLEGE
N
QUOGUE VILLAGE THEATER
WESTHAMPTON BEACH
ATLANTIC OCEAN

THE DEVELOPER

Wilbur (Bill) Fried is the owner and president of Maidstone Landing LLC., committed to creating properties that reflect quality and superior craftsmanship. Mr Fried has been building single family homes and condominiums in the metropolitan area for over 36 years beginning with single family custom homes in 1963.

In 1972 he developed and built Brookside Condominiums, the second condominium project in New York State. The firm continuously searches for innovative solutions to "building quality homes at affordable prices." This search led to the building in the 1980's of Founder's Village in Southold, Long Island, a 92-unit condominium development for people 55 and over, a community designed to blend in with the townships' demographics, density, architecture and landscaping.

Lexington Hill Condominiums in Harriman, NY, provided quality, affordable housing for 336 families. Situated in the foothills of the Ramapo Mountains in Orange County, Lexington Hill attracted purchasers who chose this Exeter community for its value and fine craftsmanship.

Washington Green, located in the Orange County village of New Windsor, NY, is a community of 210 homes with a clubhouse/meeting hall, 2 swimming pools, tennis courts and 10 acres of lovely undisturbed green space.

GETTING TO MAIDSTONE LANDING

DIRECTIONS: Take Long Island Expressway to Exit 71. Make left on Rte. 24 North (Edwards Avenue) Proceed approx. 4 miles, make right on Sound Avenue. Proceed approx. 9 miles, look for site on left.

FROM THE HAMPTONS: Rte 27 (Sunrise Hwy.) to Exit 64N (Rte. 104 North.) Proceed 2.7 miles, bear right on Rte. 105 North. Proceed approx. 5 miles, make right on Sound Ave. Proceed approx. 3.5 miles, look for site on the left.

MAIDSTONE LANDING ON-THE-BEACH

This is not an offering which can only be made by a State of New York prospectus available from the sponsor. We are pledged to the letter and spirit of U.S. policy for the achievement of equal opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

CALL: (631) 722-2500
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