



KENSINGTON PARK

The return of classic elegance.



Artist's rendering of group of town home residences. Exteriors and property lines will vary in accordance with architectural plans and building requirements.

THE CLASSIC COMMUNITY.

Kensington Park offers an exclusive alternative to the large single family home or high-rise apartment—a modern community, limited in size and inspired by two very traditional concepts.

The first of these is the old-fashioned idea that a small neighborhood is more comfortable than a large one. There will be only 114 town home residences built at Kensington Park.

The benefits add up to more and larger rooms, outstanding closet and storage spaces, a two-car garage and plenty of outdoor parking.

The second traditional concept at Kensington Park is the use of distinctive architectural and landscape design recalling some of Manhattan's most distinguished neighborhoods. The architects have created highly individual exteriors that successfully combine classic Georgian and Edwardian details with the most tasteful contemporary design. The landscaping will be equally gracious, and will include trees, walkways, terraces, lawns and gardens. There will be a swimming pool for the use of residents and their guests.

THE ELEGANT FEATURES.

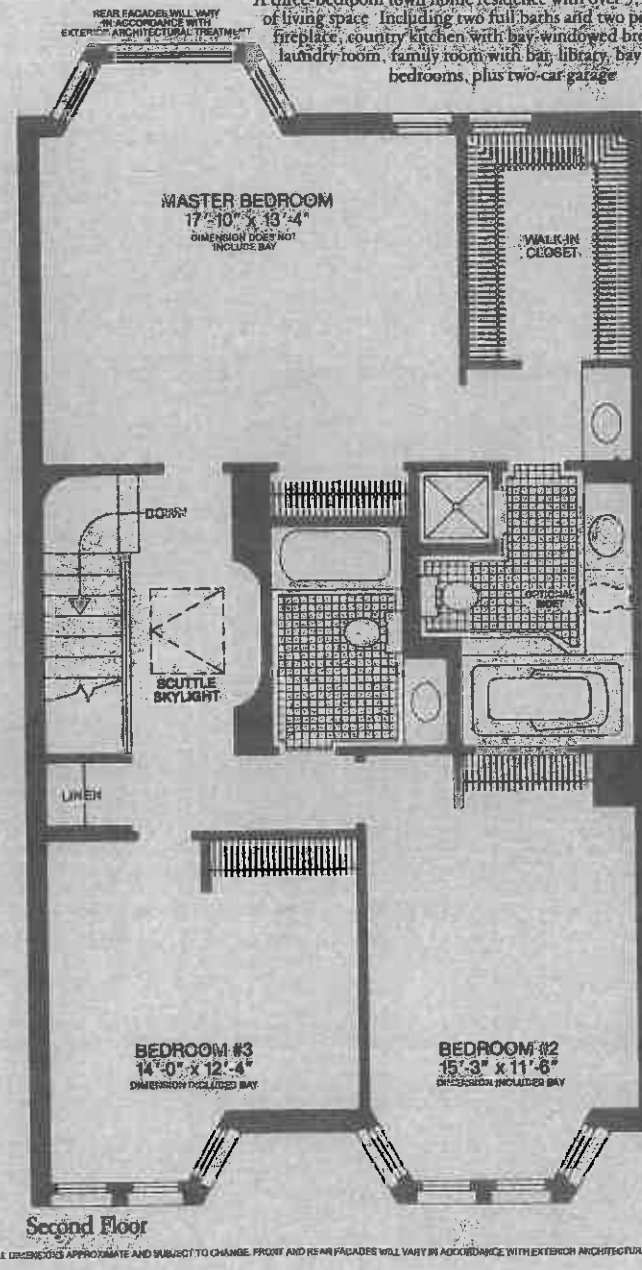
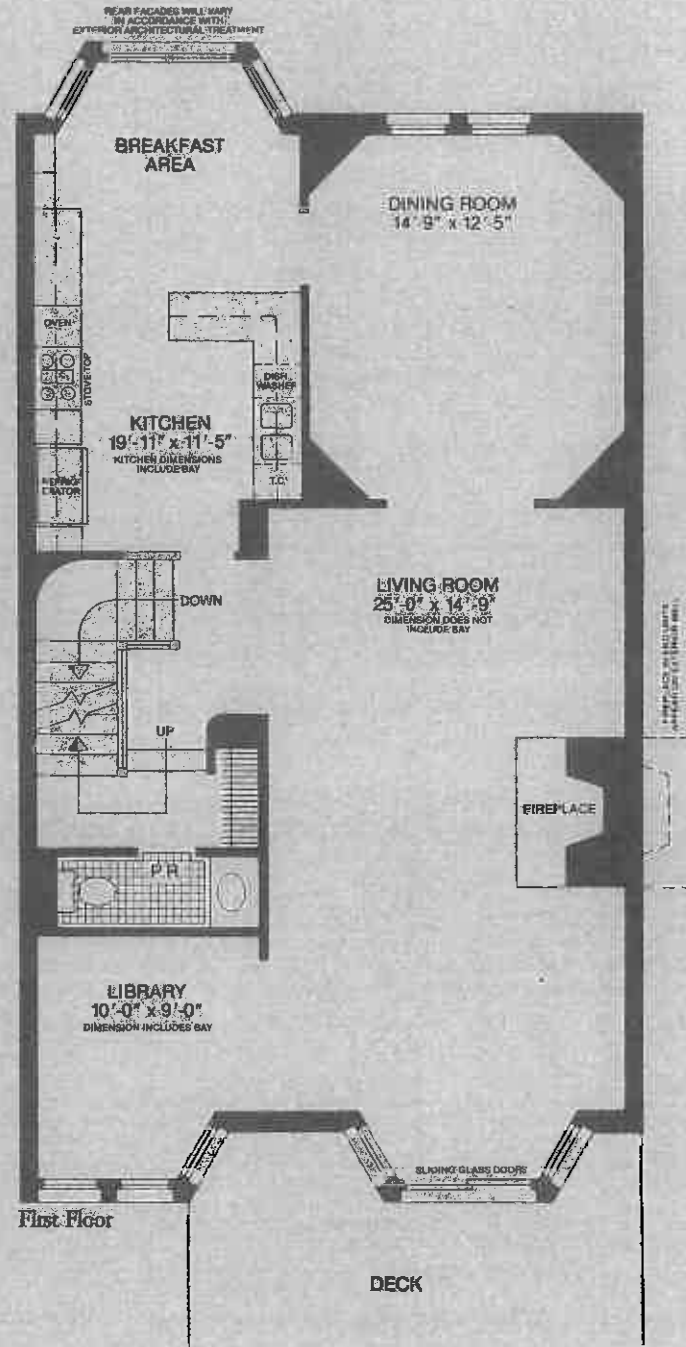
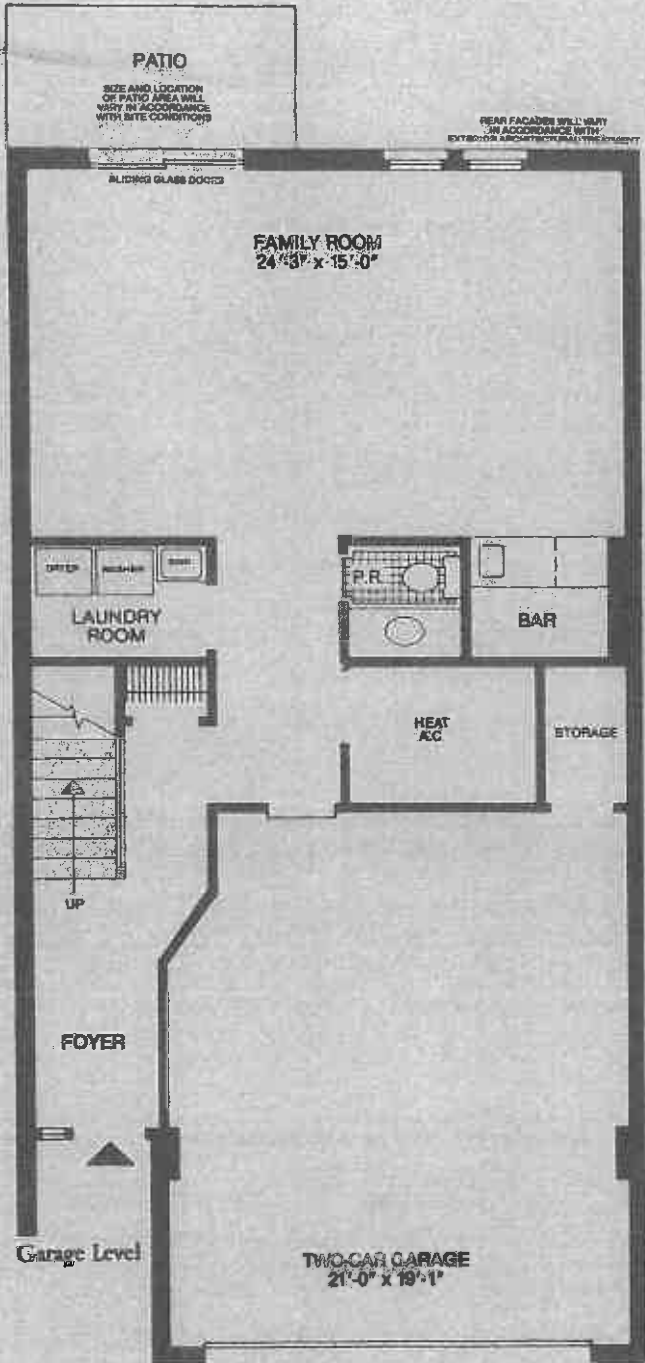
- Approximately 3,100 square feet of graciously designed interior living space.
- Terraces, balconies and patios as indicated on the plans.
- A two-car garage, with electric door opener.
- Insulated steel entry doors.
- Double-glazed sliding doors to terraces and balconies.
- Dual system, gas-fired central heat and electric air conditioning systems.
- A private elevator with telephone in all Plan 2 residences.
- A living room fireplace.
- Optional fireplaces in the family room and master bedroom of all Plan 2 residences.
- Marble flooring, tub and shower surrounds in all master baths.
- Marble floor in powder room.
- Corian™ synthetic marble vanity counters in all baths and powder rooms.
- Each master bath features an oversized cast iron tub, measuring 72" x 36" x 18".
- Ceramic tile flooring, baseboards and tub surrounds in all secondary baths.
- A completely and luxuriously equipped kitchen featuring a 23 cubic foot, No-Frost™ two-door refrigerator-freezer with ice maker, self-cleaning double wall ovens and/or microwave oven, a Jenn-Aire combination barbecue grill and cooktop range, dishwasher, trash compactor, disposal, indirect recessed lighting and European styled laminated cabinetry.
- Slate or quarry tile flooring in all entrance foyers and kitchen.
- Wall-to-wall carpeting in all other living areas.
- Oak handrails for all interior staircases.
- A skylight with scuttle opening feature in each residence.
- An intercom system between two levels of each residence.
- Pre-wired for telephone and cable TV.
- A wet bar in all Plan 4 residences.
- A smoke detector alarm system on each level of every residence.
- A spacious and separate laundry room with sink tray, clothes washer and dryer.
- A minimum sixty-five gallon, quick-recovery hot water heater.
- Solid masonry exterior walls.
- Solid masonry party walls.
- Double-glazed, vinyl-clad wood windows with screens.
- 350 lb. shingles on all mansard roofs.

IN THE EVENT OF THE INABILITY OF SELLER TO OBTAIN MATERIALS, SELLER SHALL HAVE THE RIGHT TO SUBSTITUTE OTHER MATERIALS OF SIMILAR AND EQUAL QUALITY, UTILITY, COLOR AND SIZE.

THE ANDOVER

Plan 4-2 (Plans 4-1, 4-3 and 4-4 similar.)

A three-bedroom town home residence with over 3,100 square feet of living space. Including two full baths and two powder rooms, fireplace, country kitchen with bay-windowed breakfast area, laundry room, family room with bar, library, bay-windowed bedrooms, plus two-car garage.

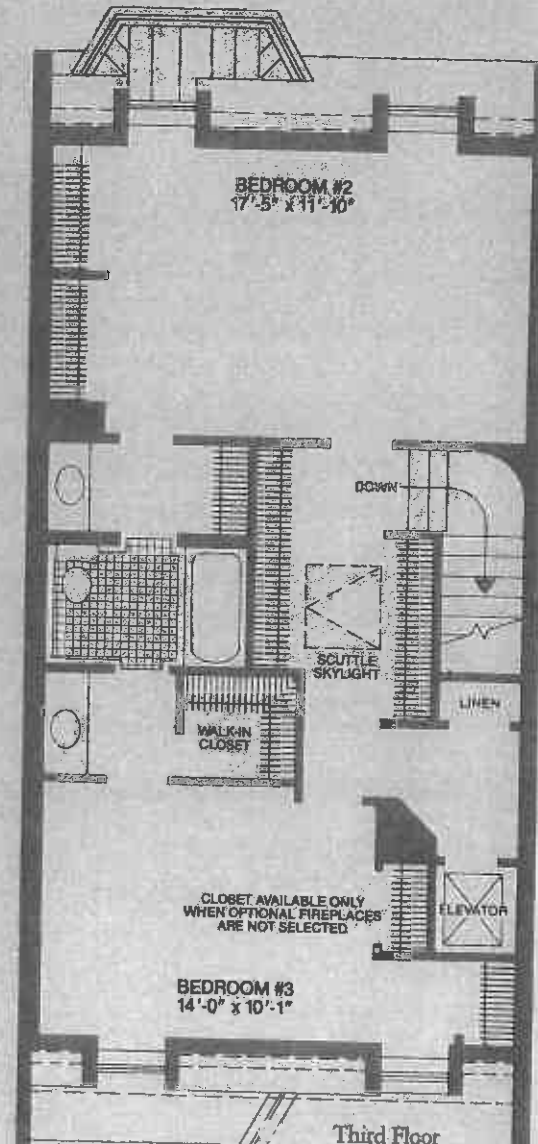
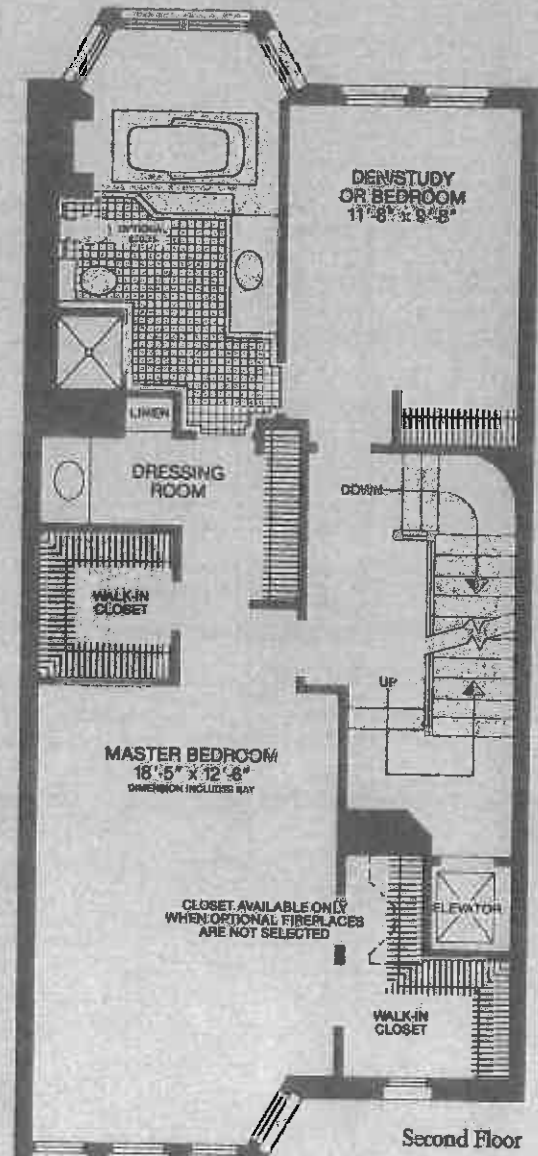
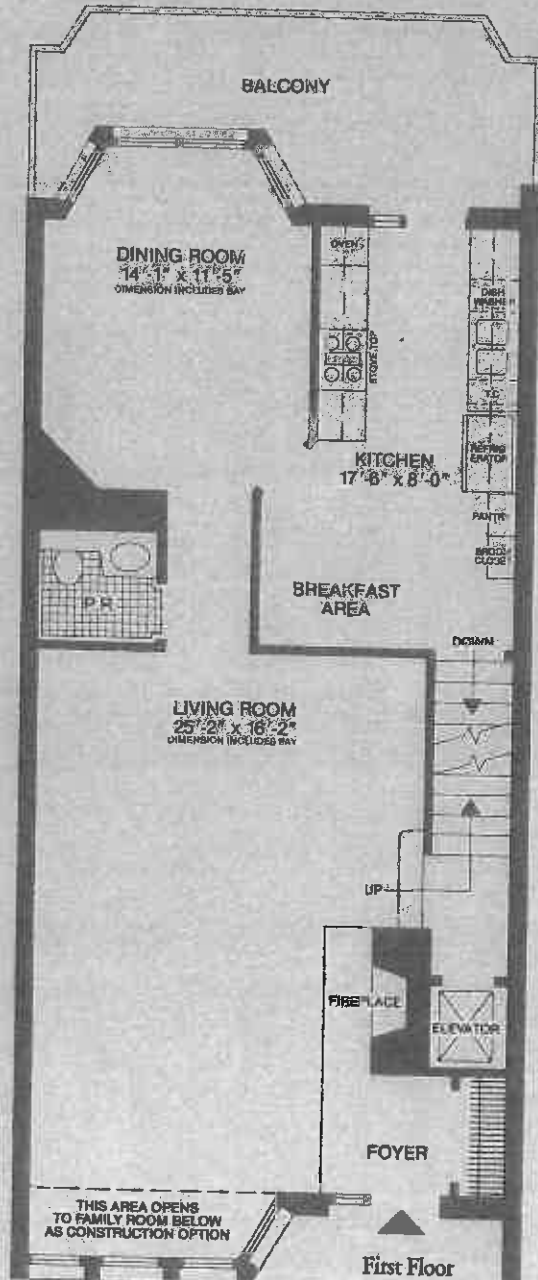
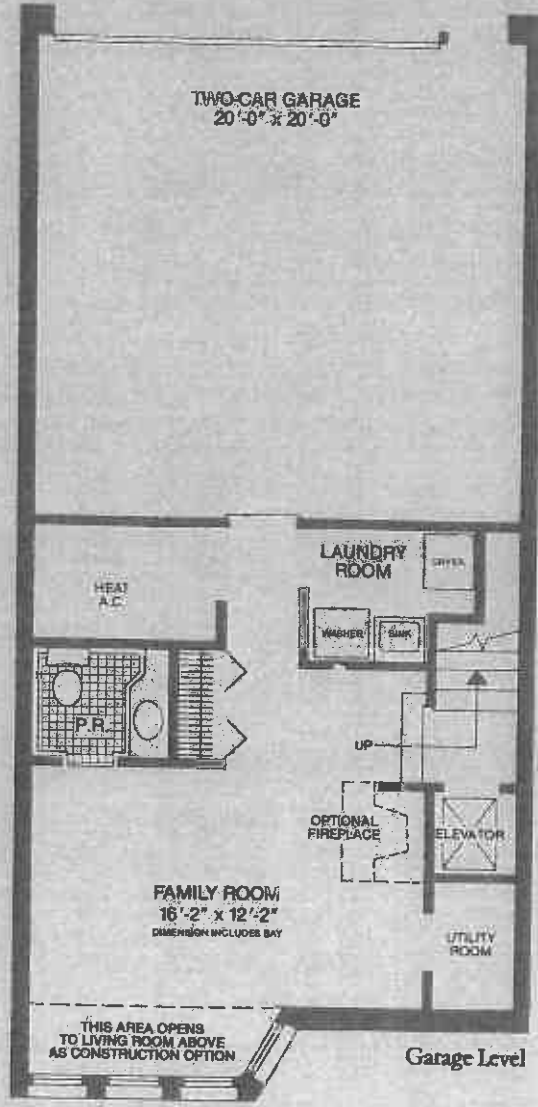


ALL DIMENSIONS APPROXIMATE AND SUBJECT TO CHANGE. FRONT AND REAR FACADES WILL VARY IN ACCORDANCE WITH EXTERIOR ARCHITECTURAL TREATMENT

THE BRADFORD

Plan 2-3 (Plans 2-1 and 2-6 similar.)

A three- or four-bedroom town home residence with over 3,100 square feet of living space, including two full baths and two powder rooms, elevator, fireplace, family room, bay-windowed dining room, country kitchen with breakfast area, laundry room, house-wide balcony, plus two-car garage.



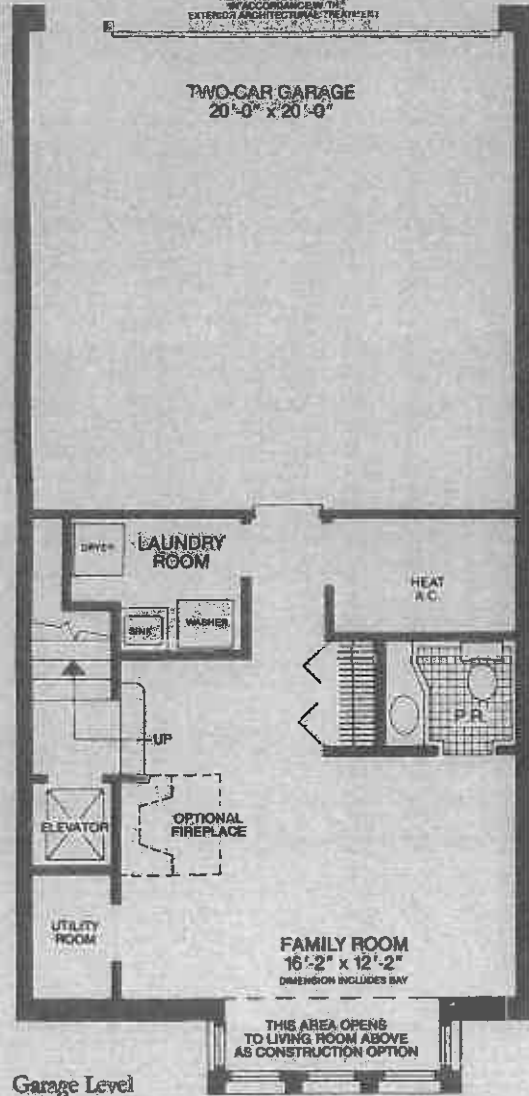
ALL DIMENSIONS APPROXIMATE AND SUBJECT TO CHANGE. FROM 1997 TO 2004. WITH AN ADEQUATE BOTTLE NECK ARCHITECTURAL TREATMENT.

THE BEDFORD

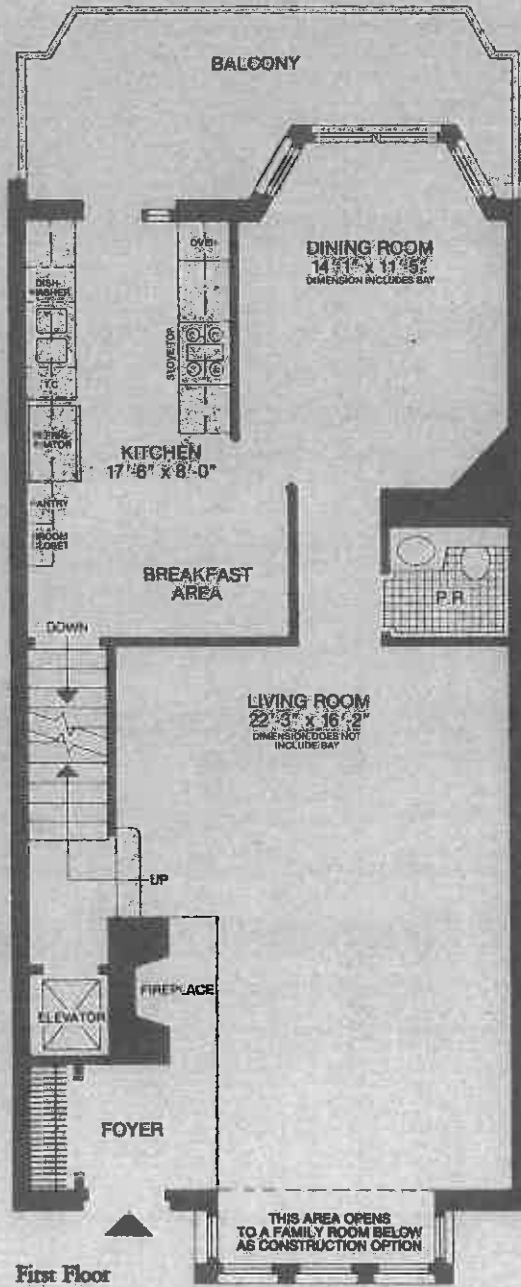
Plan 74

A two- or three-bedroom town home residence with over 3,100 square feet of living space, including two full baths and two powder rooms, elevator, fireplace, curtilage stairway, bay-windowed family room, bay-windowed dining room, country kitchen with breakfast area, laundry room, house-wide balcony, two-story high master bedroom, loft, plus two-car garage.

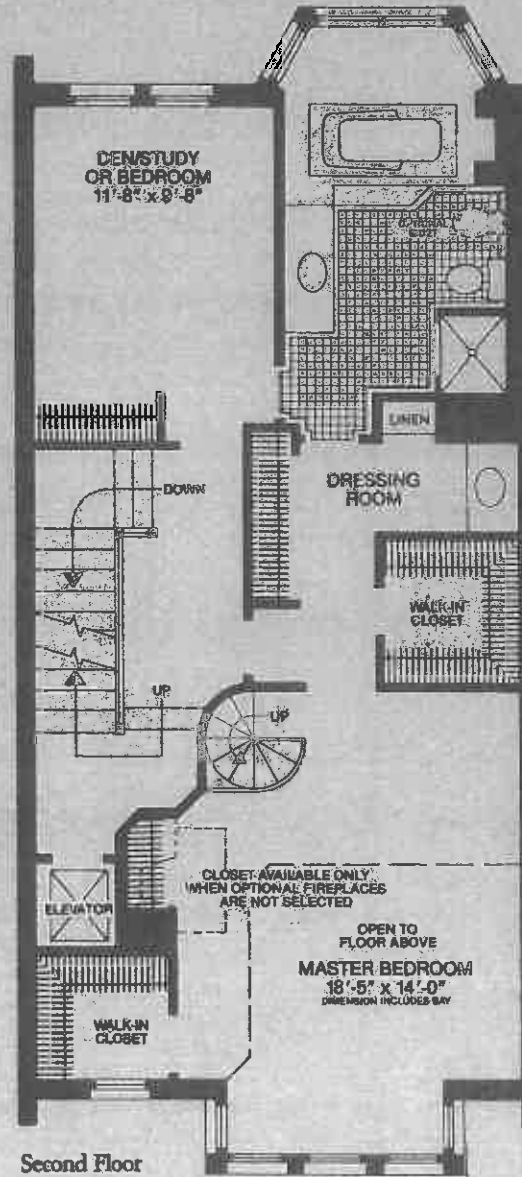
REAR FACADES WILL VARY IN ACCORDANCE WITH EXTERIOR ARCHITECTURAL TREATMENT



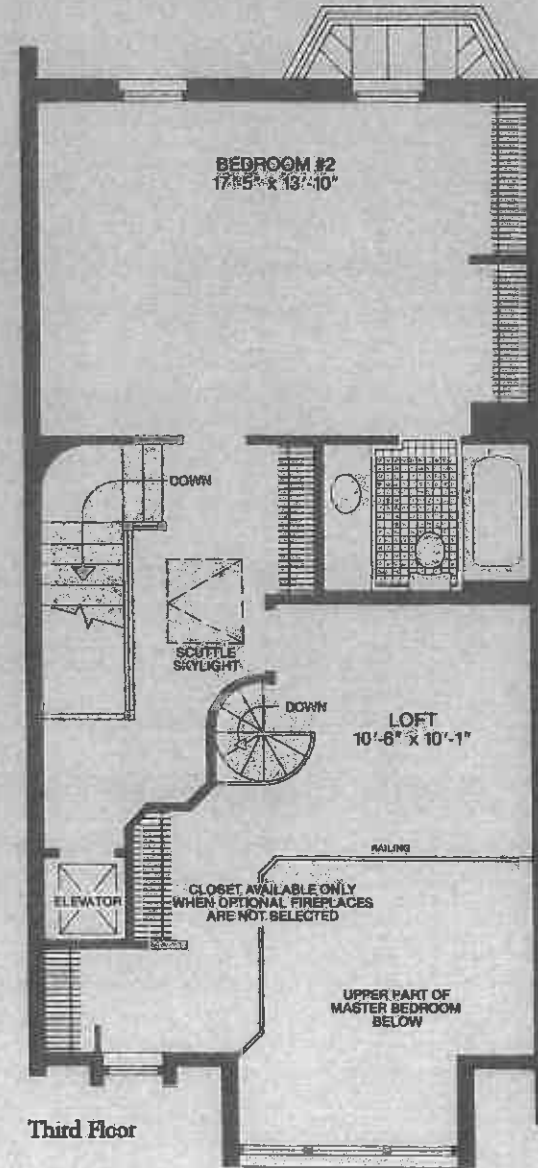
Garage Level



First Floor



Second Floor



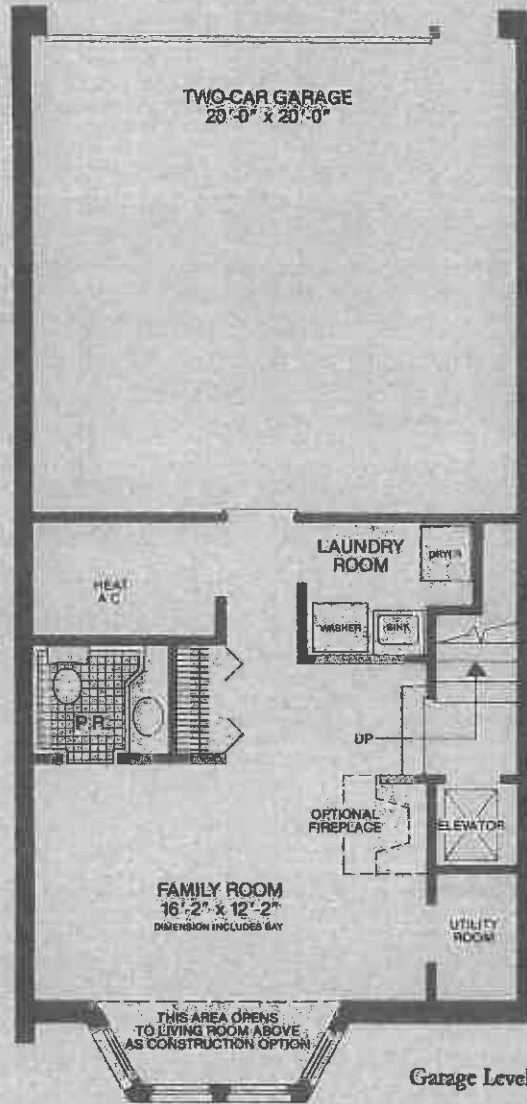
Third Floor

ALL DIMENSIONS APPROXIMATE AND SUBJECT TO CHANGE. FRONT AND REAR FACADES WILL VARY IN ACCORDANCE WITH EXTERIOR ARCHITECTURAL TREATMENT

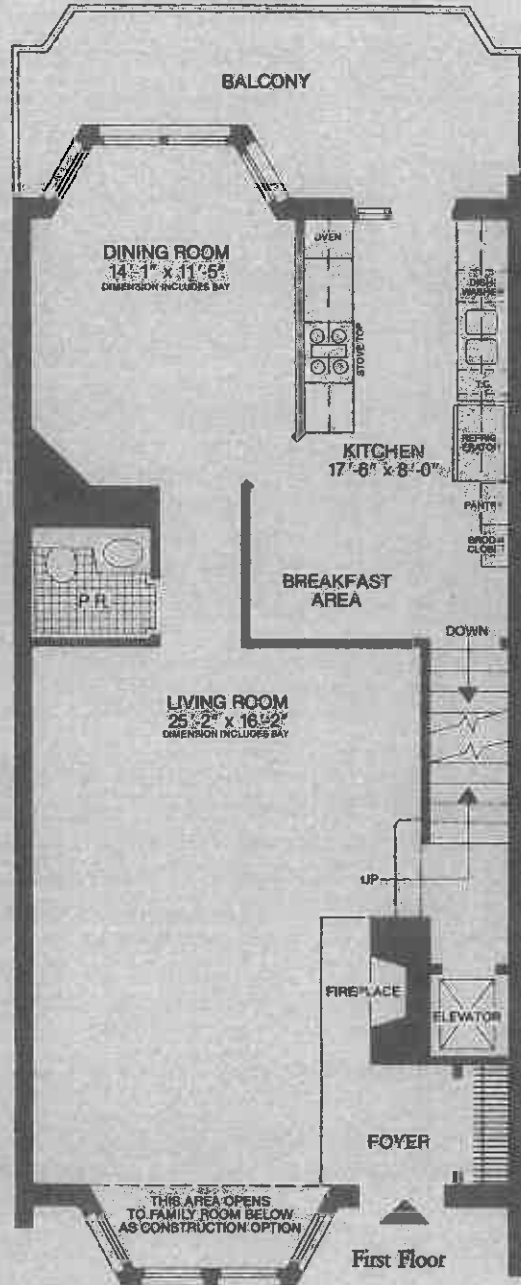
THE BERWICK

Plan 2-5

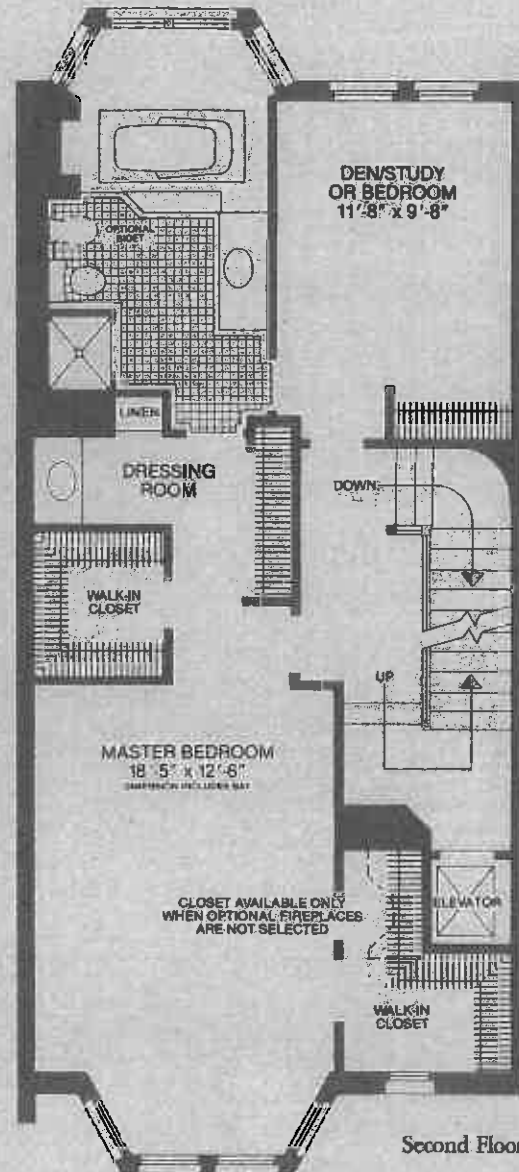
A three- or four-bedroom town home residence with over 3,100 square feet of living space. Including two full baths and two powder rooms, elevator, fireplace, family room, bay-windowed dining room, country kitchen with breakfast area, laundry room, house-wide balcony, plus two-car garage.



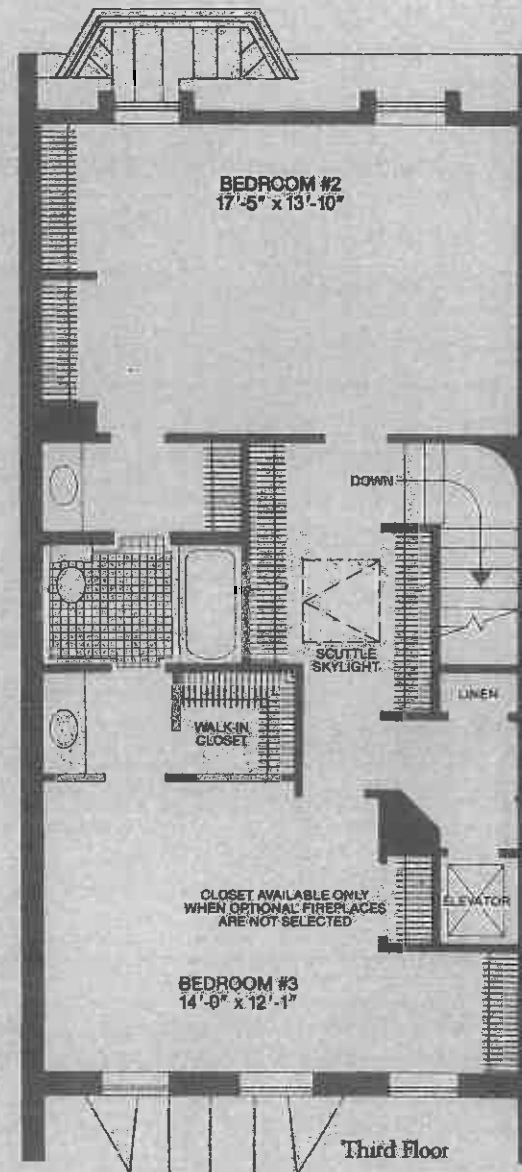
Garage Level



First Floor



Second Floor



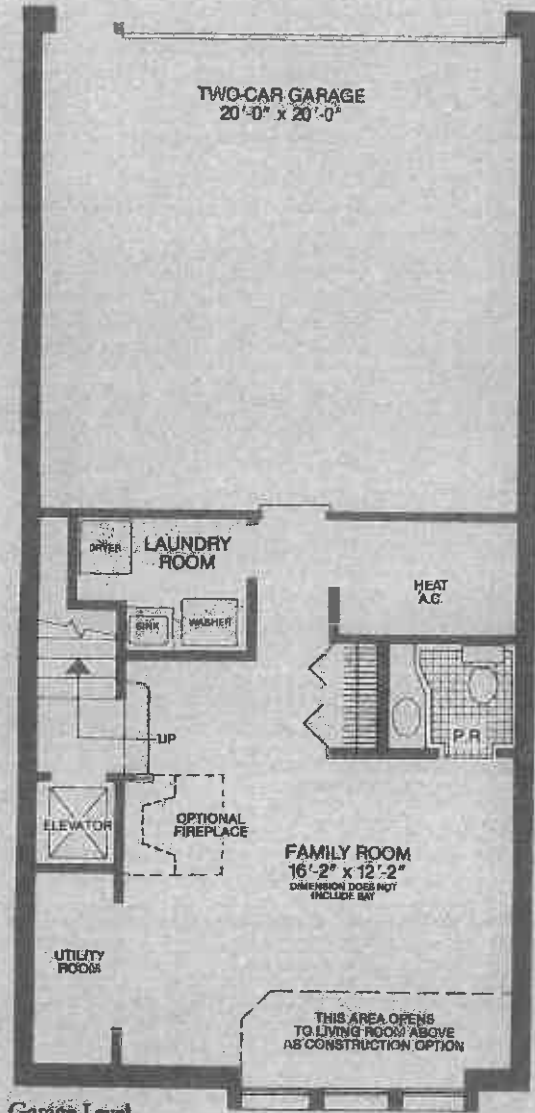
Third Floor

ALL DIMENSIONS APPROXIMATE AND SUBJECT TO CHANGE. FRONT AND REAR FACADES WILL VARY IN ACCORDANCE WITH EXTERIOR ARCHITECTURAL TREATMENT.

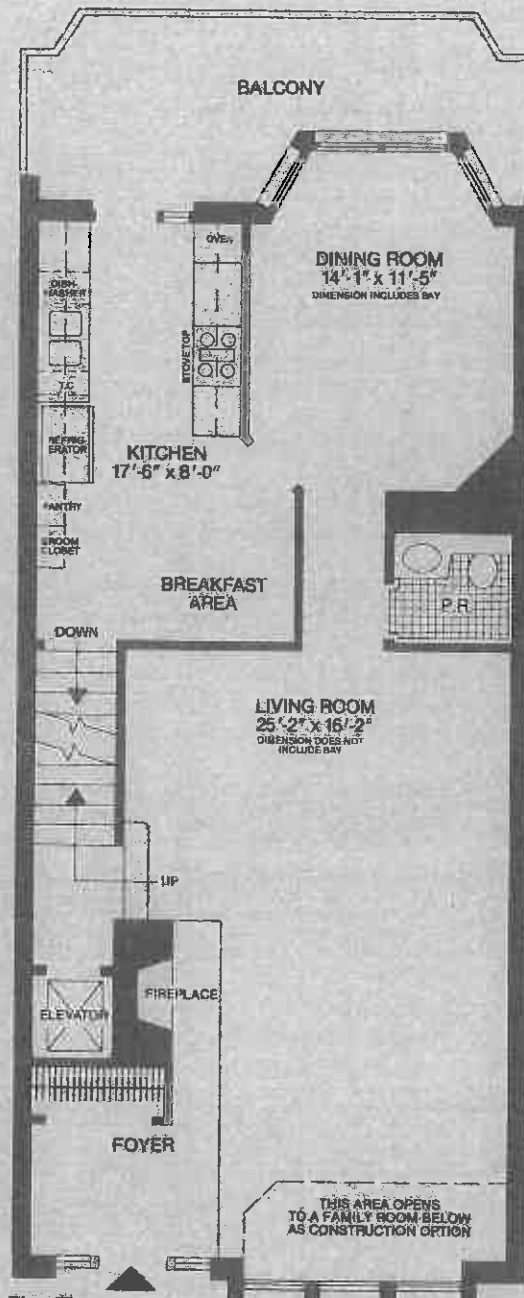
THE BUCKINGHAM

Plan 2-2

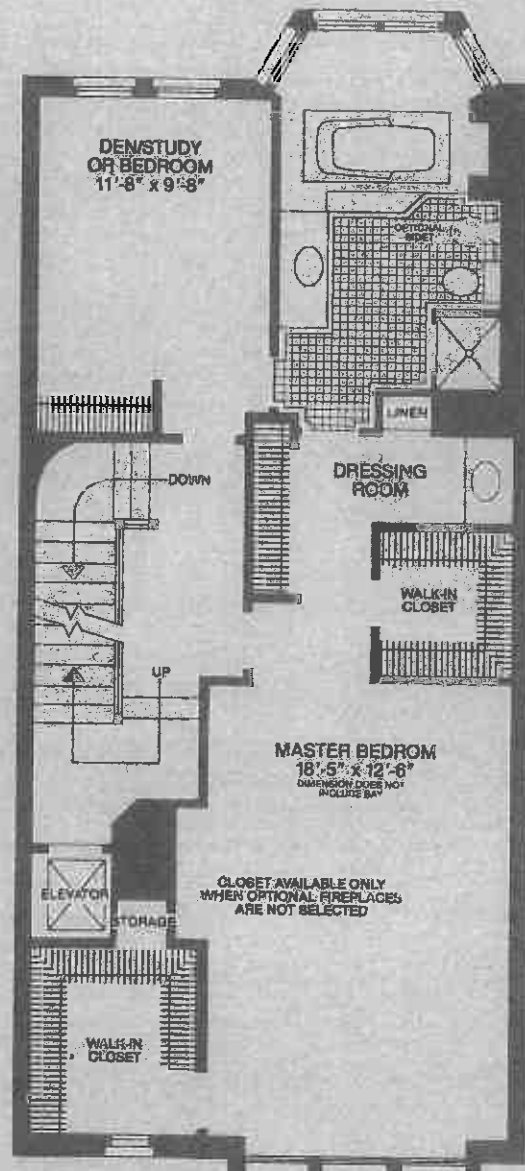
A three- or four-bedroom town-home residence with over 3,100 square feet of living space. Including two full baths and two powder rooms, elevator, fireplace, family room, bay-windowed dining room, country kitchen with breakfast area, laundry room, house-wide balcony, plus two-car garage.



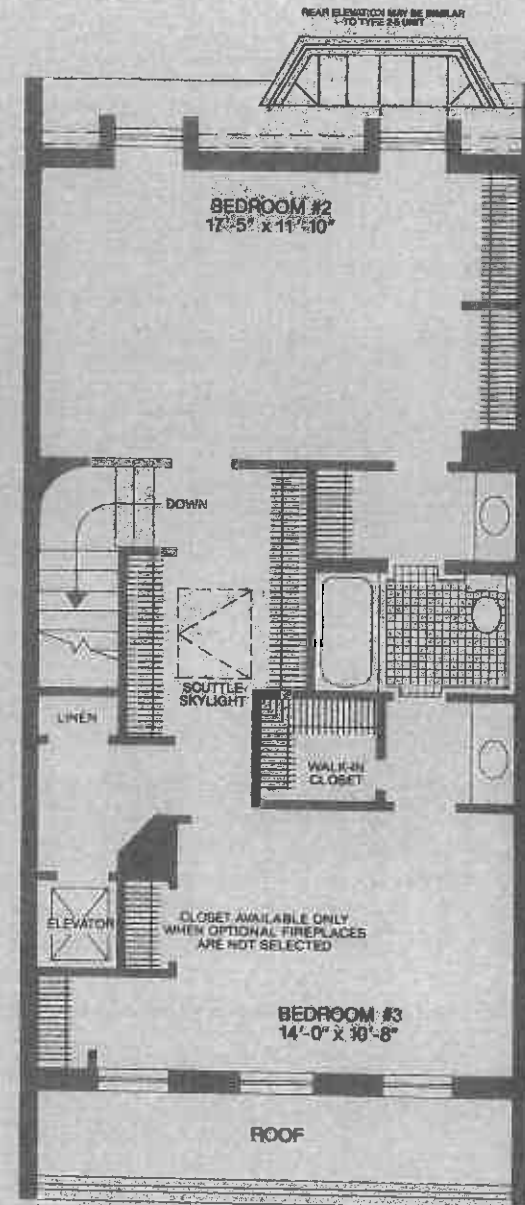
Garage Level



First Floor



Second Floor



Third Floor

ALL DIMENSIONS APPROXIMATE AND SUBJECT TO CHANGE. FRONT AND REAR ELEVATIONS WILL VARY IN ACCORDANCE WITH INTERIOR ARCHITECTURAL TREATMENT.