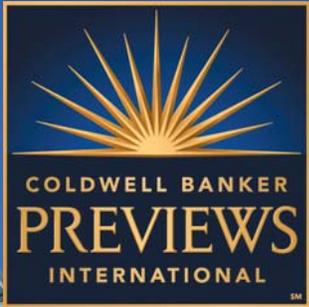


*Riverside Luxury*  
*New Hope, Pennsylvania*





Welcome to the illusion of living in an exotic foreign locale. Like the French Riviera, Waterview soothes the soul and expands the experience of daily life into a daily vacation.

This four-year old luxury condominium is part of an exclusive enclave perched along the banks of the Delaware River just south of the eclectic borough of New Hope, PA. Even the most discriminating and urbane will feel comfortable here where the finest in city living joins the superb natural surroundings. Luxury, privacy, security, beauty ... 507 Waterview has them all.

Enter the condominium through a secured entrance and ascend to the third floor via elevator. The private entry foyer hints at the luxury within—with a high tray ceiling, large window and impeccable hardwood flooring. A large coat closet, storage closet and access to a stairwell finish this plush entryway.

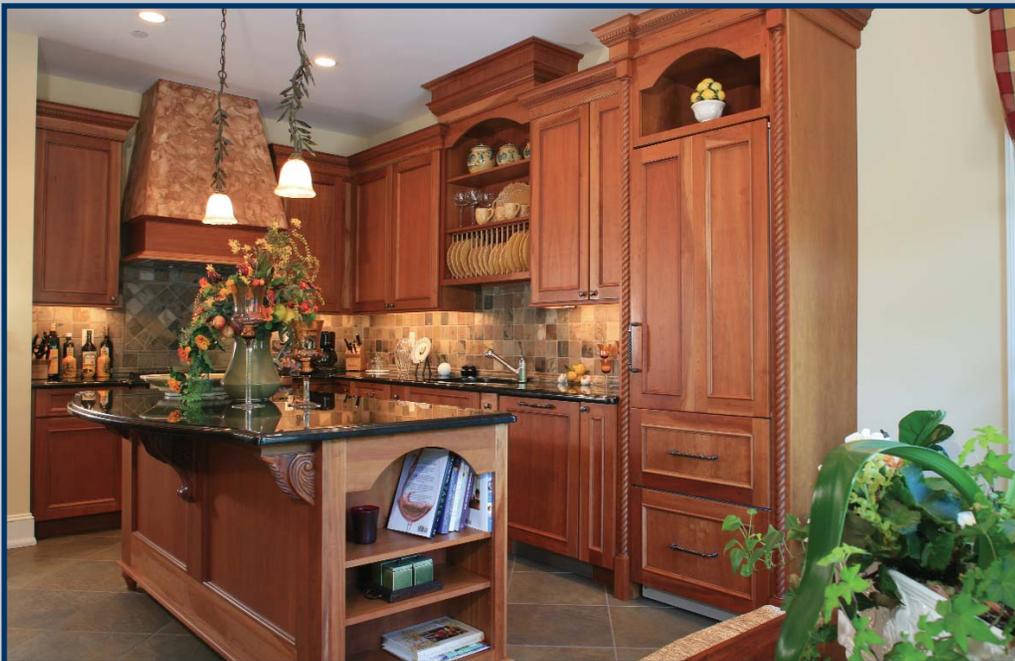
Enter the living quarters through double doors of cherry, behind which the sumptuous formal living room beckons. Wide open and inviting, the focal point of this room is the wall of windows and French doors, which lead to the balcony. A comfortable atmosphere of light and space is created by the high, divided tray ceiling and tall Grecian columns in addition to the windows. On the wall perpendicular to the French doors, a gas fireplace and 52-inch flat screen television wait to entertain.

Opposite the fireplace, the formal dining room is separated from the living room by two more simple columns, and is as inviting, large and airy as the living room. A sliding door punctuates the continuing wall of windows, and also leads to the balcony.

The walls of these rooms and hallways are painted in soft tones that perfectly complement the gleaming cherry floors. A powder room with pedestal sink and granite floor is located off the entry foyer and to one side of the living room.

Some kitchens are obviously meant to invite in even the most discriminating chefs, and this is one of them. From the dramatic custom cherry cabinetry with its carved curlicues, dentil molding and elaborate drawer pulls, large center island, to the shiny, black granite countertops, to the slate floor, to the variegated slate backsplashes, the room says "gourmet." But the decorative touches are only the beginning.

No meal will be too daunting for the Wolf six-burner gas stove and built-in overhead fan. The kitchen also contains a SubZero with two freezer drawers and cabinet front. Two beverage drawers are lined up under the workspace/butler's pantry area with work sink next to the full-size wine cooler. A Dacor oven and microwave and warming drawer are set on the opposite end of this convenient work space. And cleanup is easy with the Asko dishwasher. Then sit back and relax and watch the river flow over a cup of tea in the cozy nook by the kitchen's bay window.



Off the hall, across from the kitchen, two en suite bedrooms are ready and waiting for your overnight guests. Each has a large closet, luxurious full bathroom with granite counters and Kohler fixtures. One has a tub, the other a large shower. A laundry room with utility sink is conveniently located adjacent to these bedrooms.

At the opposite end of the home, the master bedroom suite provides optimum privacy. One wall of this room is a large picture window that overlooks a lovely bend in the Delaware. With full, electric blinds, you have the choice of allowing in the morning sunlight dappled waters or keep them drawn and sleep til noon. The adjacent wall contains two additional windows, which flank a gas fireplace and large flat-screen television. The master bath is truly an experience. A double vanity sink created out of an antique carved wooden chest of drawers and topped by granite is flanked by two sprawling walk-in closets with a shelving and storage system providing plenty of storage space for even the best-dressed owner. A separate space with oversized whirlpool tub with private shower attachment and steam shower separates the dressing area from the water closet.

The study is located adjacent to the master suite and is lined with shelves and cabinetry and one full wall of windows with a sliding door to the balcony. A wet bar with small wine refrigerator sits at one end, surrounded by elaborate wainscoting and topped by crown molding.

You may practically live on the wide balcony in season. Watch and listen as the water of the Delaware makes its way to the ocean. Wildlife, including heron and hawks make their home along the River's banks. The New Hope - Lambertville Bridge is clearly visible about a half mile to the north, and the hills of New Jersey lend their natural beauty to the scene.

Home systems, including full-house stereo, air filtration, dehumidifier, security and intercom provide ongoing entertainment, comfort and peace of mind.





#### Pertinent Information

Tax ID#	27-009-011-507
Zoning	Residential
Water	Public
Septic	Public
Heating	Propane Hot Air
Cooling	Central Air
School District	New Hope Solebury

Price Upon Request

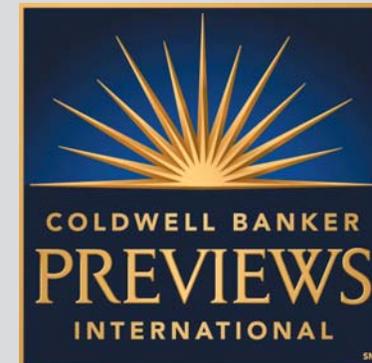
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