

## ESCAPE FROM IT ALL AT BETHEL FARMS

**Sullivan County, NY, August 25, 2008:** Everyone needs a getaway destination –somewhere peaceful, away from the daily grind of work, city life, and suburban congestion. Within two hours of New York City, in the fresh-aired Catskill Mountains, a tranquil oasis awaits, at Bethel Farms.

Highlighted by its pristine beauty, upstate New York's Sullivan County is the ideal environment for a community like Bethel Farms. Here, in a truly preserved setting, an extraordinary investment opportunity provides buyers with the perfect getaway. Choose your own private estate homesite (mostly 5+ acres) from three distinct communities, each with its own unique natural vista. Open your eyes to a new world of lush, wooded land dotted with birch trees and ponds; rolling hills and meadows; and panoramic distant mountain views. Listen to the sounds of nature for a change, instead of car horns. Breathe in the fresh mountain air and realize that this, indeed, is the good life – and it's so close to home.

“At Bethel Farms, you can replace the hustle and bustle with peace and quiet,” says Sally Ann Cupertino, Sales Manager for the community. “We provide an attractive alternative to popular getaway spots such as The Hamptons, Cape Cod, or The Poconos. Bethel Farms is an ideal destination for homebuyers looking for a new place where they can escape and unwind. Whether you're interested in building your dream home or a vacation home, Bethel Farms is a simply breathtaking place for your dreams to land.”

At Bethel Farms, rest and relaxation can be easily accompanied by recreation, as the region is flourishing with activity, from golf courses and ski areas, to horseback riding, hiking, biking and walking trails. The area also accommodates the interests of buyers who may enjoy fly-fishing, antiquing, boating and equestrian sports. And now there's even something for high-end

enthusiasts, with the introduction of the new, elite Monticello Motor Club, a private race club facility designed by racing legend Brian Redman, located just 10 minutes from Bethel Farms.

Though surrounded by sprawling farmland, homeowners at Bethel Farms are never far removed from the refined life. Fine dining is available throughout the region and a slate of world-class performances are presented regularly at the renowned Bethel Woods Center for the Arts, site of the original 1969 Woodstock Festival. The new Bethel Museum is always worth a visit, featuring art exhibitions and an unparalleled homage to the Woodstock experience.

Bethel Farms is located on over 500 acres of unspoiled land, with each pristine estate homesite ingeniously designed to maximize the natural environment. Lot prices start at \$95,000 (at press time), with most lots for sale at under \$200,000 – and with construction costs in the area comparatively modest, the opportunity to create a one-of-a-kind home in a breathtaking natural setting is suddenly an affordable reality. Bethel Farms will assist lot owners in locating regional architects and builders to carry out the design and construction of their dream home. Area builders and artisans, familiar with local materials, suppliers and labor, will facilitate development at the owner's schedule, now or in the future. Each custom family estate home may be designed to meet the unique needs and interests of the owners. Common threads of exterior stone, wood, natural materials and muted earth tones will create a common aesthetic for homes and guest houses, to complement the magnificent environmental setting.

Bethel Farms is the vision of respected real estate entrepreneur Charles S. Ramat. After three years of meticulous planning and cooperation with supportive local Sullivan County officials, Ramat's vision for Bethel Farms is now unfolding, close to the quaint communities of Jeffersonville, Callicoon and Livingston Manor.

Respect for the environment, now and in the future, is a central core design standard at Bethel

Farms. The communities of Bethel Farms encourage green and sustainable development to meet the needs of each customized home, and the developer will assist those interested in securing available grants for solar, photovoltaic and other innovative or LEED energy features. Committed to maintaining the area's natural beauty and environmental integrity, Bethel Farms Estates creates a community within while connecting to the community beyond, as a continuum of the area's natural setting and habitat.

Don't miss this rare opportunity to own some of New York's most sought-after property and enjoy a new kind of lifestyle, far from the daily rush, in a vibrant, rural setting. For more information, or to schedule an appointment in Manhattan or on the grounds in Sullivan County, call (845) 794-2333; or visit [www.BethelFarmsNY.com](http://www.BethelFarmsNY.com).