

Business— Brooklyn Style

# Mill Harbor offers a new kind of living

By Camille Sperrazza

How wonderful to wake up each morning, look out your window, and gaze at a magnificent water view.

Will you spend some time relaxing in the hot tub today? The pool? The sauna? Or, will you join some friends in the clubhouse? Perhaps you can manage all of the above. And, if not today, there's always tomorrow, and next week, and the week after.

You don't feel the urgent need to "squeeze in" these relaxing moments because you're in no particular hurry. You're not staying at a luxury resort in the Caribbean for a short amount of time. You're at your home. In Brooklyn.

If this doesn't sound possible, you haven't been to Mill Harbor (1980 Bergen Avenue, 718-241-7000, [www.millharbor.com](http://www.millharbor.com)), a private community in the Bergen Beach area of Brooklyn that offers the above amenities as well as a fitness center, and much more.

John Reinhardt, president and CEO of Fillmore Real Estate says, "These condos are beautiful," and they are located in a community that he adores.

"Mill Harbor is in beautiful Bergen Beach, an area I love and

believe in," he says. So much so, that he lives there. In fact, it's the area in which he grew up, where his own son goes to school, and where his mom, grandmother, and aunt still live. "It's a great place to live," he says. "It's a real gem."

Mill Harbor provides gated community living, among "acres of green space," he says. "You will soon forget how close you are to the hustle and bustle of city life."

The European-inspired residences include "solid wood floors, private balconies, security systems, central heating and cooling controlled with each home, and pre-wiring for high speed internet, phone, cable, and television," he says.

The environment is "great for families," he says. "Kids can ride bikes and skateboard." In the clubhouse, there's a pool, hot tub, and health club. There's also a fireplace lounge where events are held. "On weekends, there's coffee and bagels there."

It's a wonderful gathering spot where "residents can get to know each other," says Reinhardt. This month, Brooklyn Borough President Marty Markowitz will be making a special appearance to "cut the ribbon," on March 9, indi-



Photo by Ted Levin

Mill Harbor, a private gated community in Bergen Beach, has its own hot tub, pool, sauna, and other such amenities among "acres of green space."

cating that construction of these luxurious residences is finished, says Reinhardt, an event that members of the community can celebrate.

Mill Harbor "is Brooklyn's first gated community consisting of garden-style buildings featuring scenic garden and/or water views," says Reinhardt. "Mill Harbor blends traditional architecture and luxury amenities while offering a suburban lifestyle, close to Manhattan." All are constructed

of "top quality material," he notes.

When you live in a community with a setting this gorgeous, it's easy to forget you're so close to your Brooklyn roots. But the good news is that you are. These beautiful surroundings provide "easy access to the vibrancy of city life," assures Reinhardt.

For example, he points out the nearby shopping center with an array of stores that include Macy's, H&M, Godiva Chocolates, and Banana Republic.

"Nearby Sheepshead Bay offers trendy shops and fine dining," he says. "Summers are dominated by trips to the beach." He points out that Mill Harbor is conveniently located near the Belt Parkway.

For those who travel to Manhattan to work, "The easy life has just gotten even easier," says Reinhardt. There is a private bus with scheduled morning pick-ups and evening drop-offs, he says, making it very convenient for those who need to travel back and forth into New York City each day. He notes that express bus service to Manhattan is also available at area bus stops, and that one can be in Manhattan "within 45 minutes."

"Sales of these luxurious condos have been 'brisk,'" says Reinhardt. "Choice units are going fast."

There are a number of programs available that can make living this dream a reality. For example, "certain programs allow lower interest rates; others provide discounts in price, or lower mortgage rates," says Reinhardt. Still others include parking spaces. The good news is that, "People can choose whatever discount they prefer."

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