



 THE PRESERVE AT  
**INDIAN HILLS** 



## THIS IS LUXURY LIVING

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The Preserve at Indian Hills is an exclusive 55 and better luxury townhome community unlike any other on Long Island. Located in Fort Salonga on the North Shore's famed Gold Coast, this community is surrounded by a scenic golf course with lush, manicured landscapes and breathtaking views of Long Island Sound.

# TOWNHOME FEATURES

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- Available models:  
The Fairway or The Green
- Modern design with a  
New England aesthetic
- Beautifully-appointed kitchen
- Expansive living room
- Three bedrooms, including first  
floor master with en suite bathroom  
and large walk-in closet

- Full basement
- Two-car garage
- Optional oversized patio door
- 2700+ sq ft of living space
- Optional elevator

## WHAT'S NEARBY

- Restaurants
- Makamah Nature Preserve
- Marinas
- Hotels, Inns, and Bed & Breakfasts
- Beaches
- Horseback Riding
- Theatre
- Fishing
- Boating and Water Sports
- Northport Village Shops
- Del Vino Vineyards
- Art Galleries

## CLUBHOUSE FEATURES

- State-of-the-art fitness center
- Social membership to Indian Hills  
Country Club included in HOA fees
- Private restaurant for members only
- Discounted golf membership  
(based on availability)

WHEN YOU LIVE AT THE PRESERVE AT INDIAN HILLS,  
IT'S MORE THAN A HOME — IT'S YOUR CASTLE.

OPTIONAL WALK-OUT BASEMENT  
AVAILABLE ON SELECT HOMES



A HIDDEN TREASURE  
ON A WATERFRONT GOLF COURSE  
IN ONE OF LONG ISLAND'S  
MOST BEAUTIFUL COMMUNITIES



## FRONT ELEVATION

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It's a home like no other, with exterior craftsmanship and fine details — from the top of the tower to the bottom of the driveway with a carriage-style garage door.



## REAR ELEVATION

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Spacious windows, a second-floor balcony, and a first-floor folding door (optional) maximize opportunities for natural light as well as spectacular views of your property.



# INTERIOR

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The promise of the exterior of your home is fulfilled by its interior. The master bedroom offers large views of your picturesque property while the master bath contains both a walk-in shower and classic detached clawfoot tub.



# INTERIOR

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Large windows allow an abundance of natural light. The fully appointed kitchen boasts a modern stove and generous island with ample counter space, and the living room's soaring ceiling adds depth and conveys a memorable architectural statement.



## FLOOR PLAN - MAIN FLOOR

There's more to a luxury home than just size. Enjoy both spaciousness and intimacy with a state-of-the-art kitchen, turret dining room, living room with walk-out patio, and master bedroom with en suite bathroom and large walk-in closet.



“THE GREEN”

“THE FAIRWAY”

## FLOOR PLAN - SECOND FLOOR

Ascend to the top of your castle, featuring a loft overlooking the living room, two master bedrooms with en suite bathrooms, and a private balcony from which you can survey your domain.



“THE GREEN”

“THE FAIRWAY”

FULL PROPERTY MAP



NORTHWEST - LOOKOUT RIDGE - PHASE 1





SOUTHWEST - SERENE PLACE - PHASE 2



NORTHEAST - OVERLOOK PATH - PHASE 3



## 2.5 MILE WALK

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Take a leisurely stroll – or a brisk walk or jog – around the Indian Hills perimeter to experience the natural beauty of the area. Start at the club entrance and follow Breeze Hill Road east. Turn north on Fresh Pond Road and make your way through the neighborhood to a private trail through the Indian Hills golf course. You'll emerge on the beach and go west along the coastline toward Makamah beach, then south on Makamah Road, and finally east on Breeze Hill back to the club entrance. It's one of the most scenic paths in the area.



## DEL VINO VINEYARDS

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The best Long Island wines don't all originate on the East End. Tucked away in nearby Northport, the Del Vino Vineyards team cultivates 5 traditional grape varieties on 11 hedged acres to create several vintages of the finest wines.

Del Vino also offers a menu featuring fresh ingredients and wine pairings that delivers a Napa Valley-level experience without leaving the Fort Salonga area.





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Condominium I: The complete terms are in an Offering Plan available from Sponsor. File No. CD22-0039.

Condominium II: This advertisement is not an offering. It is a solicitation of interest in the advertised property.

No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement #1, issued by the New York State Department of Law. File No. CP23-0021.

Sponsor: The Preserve at Indian Hills, LLC, 1 Rabro Drive, Hauppauge, NY 11788.