

Buying a condo at Carlton Towers has its advantages

PASSAIC PARK — First-time home buyers can take advantage of an \$8,000 tax credit and be in a home by November 30 at Carlton Tower, Passaic Park's high-rise condominium-conversion community.

According to Coldwell Banker New Homes & Condominiums, the collection is already more than 86 percent sold, with only a few renovated studios, one-bedroom and two-bedroom-two-bath units available now for quick delivery.

To further assist buyers — particularly first-timers in purchasing a home — special fall prices will start at \$119,000 for studios, \$179,000 for one bedroom and \$229,000 and \$231,000 for two bedrooms.

Coldwell Banker New Homes & Condominiums regional specialist Mary Ellen Fuller urges buyers to hurry before the building is sold out. "The special prices and quick delivery at Carlton Tower represent an exceptional opportunity for those who have been considering buying a home to now receive the tax credit," she said. "With a great selection of unit styles, Carlton Tower is not only perfect for first-time buyers but also ideal for empty-nesters and investors looking for a spacious, artfully remodeled home with premier high-rise condominium features — just 20 minutes from New York City.

"The complex boasts a 24-hour doorman, a heated in-ground pool with a lifeguard (seasonal) and assigned parking. Carlton Tower's monthly charges include all utilities and all amenities and are exceptionally low. Commuters delight in having a NJ Transit bus stop at the side entrance and train station a few short blocks away."

She added, "prospective buyers are

urged to take full advantage of this exceptional opportunity to own a home in one of northern New Jersey's best, value-packed condominium buildings."

Built in 1963, Carlton Tower encompasses 22 stories and 228 units. Residents on some upper-level units enjoy views of North Jersey hills and even the Manhattan skyline. "The renovated units incorporate the most-requested amenities today's condo buyers demand, making them an unbelievable value for the price," said Site Manager Judee Cooper, of Coldwell Banker in Wayne.

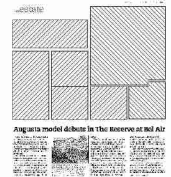
"Each unit features a nice, open floor plan perfect for the owners to enjoy or to share with guests," Cooper added. "The fully renovated kitchen with a breakfast bar opens to the living area boasting views through to the outside. While totally functional, each kitchen is stylish with GE stainless steel appliances, tile floors and glass-accented wood cabinetry."

Cooper said each bathroom is dressed in new stone tile and wood vanities. "Most units enjoy enormous balconies that span the entire length of the unit," she added.

Beyond the building, Carlton Tower's urban location offers retail shopping within a few minutes of the complex and is accessible by nearly every major North Jersey highway.

The sales office is located on the lobby level in Unit 1Q. Hours are 10 a.m. to 5 p.m. Sundays, 1 to 8 p.m. Mondays and 5 to 8 p.m. Wednesdays, or by appointment.

For information, call 973-778-0700, e-mail jc@CarltonTowerNJ.com or visit www.CarltonTowerNJ.com.





**PHOTO
COURTESY
COLDWELL BANKER**

First-time home buyers who take advantage of the \$8,000 tax credit could be in a home by November 30 at Carlton Tower, Passaic Park's high rise condominium-conversion community, where fall special prices begin at \$119,000.