



THE
ESTATES AT
VICTORIA
LANE



MONMOUTH COUNTY



Monmouth County's central location in the Northeast exemplifies that old real estate saying: location, location, location. Less than an hour from New York City and about an hour and a half from Philadelphia, Monmouth County is serviced by every major form of transportation, from road to airlines to rail to truck to ferry.

Monmouth County was selected out of 300 national communities as the "Third Best Place to Live" by Money Magazine. The county's focus on economic health has also earned it a Triple A rating from Moody's & Fitch and Standard and Poor's. These awards truly reflect the pride and spirit of living and working in Monmouth County.

As such, Monmouth County has become one of the nation's most desirable locations. It's home to world-class corporations, innovative start-ups, vibrant health, plus world-class tourism, entertainment and retail enterprises. Tourism was one of the county's original business sectors. It remains a critical component of the county's resounding economic strength, but thanks to the influx of an affluent and well educated population, commerce and professional sectors have grown exponentially.



NEPTUNE TOWNSHIP

Neptune, named after the Roman God of the Sea, was incorporated as a borough on October 4, 1881, known as the "Crossroads of the Jersey Shore."

Neptune has seen a tremendous increase in technology in the last decade. Neptune is home to Jersey Shore Medical Center, a university hospital and affiliate of the prestigious Robert Wood Johnson Medical School. Jersey Shore Medical is a top hospital for cardiac care, and is also on the cutting edge in other major health related fields such as cancer research and women's health. The residential and commercial increase of Neptune, NJ has been substantial as well.

Many great restaurants are flourishing in this area due to the large amount of tourism in the summer months and beyond. Visitors to Neptune have close proximity to the charm of shore communities, the peaceful atmosphere of Monmouth County and the legendary Rock Clubs of Asbury Park. Whether you are looking to golf or sunbathe, shop or fish, it's all in Neptune.





Building Our Business, One Customer at a Time.



Our Mission

Victoria Lane Homes is one of the leading home builders in New Jersey. Our team shares a common Mission and set of Core Values that serve as the foundation for the quality homes we build and the exceptional relationships we create with our clientele. There are many factors that separate Victoria Lane Homes from the competition, but outstanding customer service is what sets us apart. Our company's mission is to create delighted homeowners, not simply satisfied customers, who allow us to turn their dreams into reality.

Our Core Values are evident in the homes we build and in the relationships we create with each and every homebuyer.

1. Trust

Our experience, reputation for professionalism, and integrity inspire trust in our buyers.

2. Delighted Homeowners

Victoria Lane Homes is dedicated to ensuring that each client is delighted throughout the home-buying process and will provide our clientele with prompt and efficient customer service before, during and after construction.

3. Quality

We are committed to building high quality, energy-efficient homes, and we stand behind our work with an extensive warranty program and dedicated service team.

4. Value

Our homes are priced to provide exceptional value and to allow our clients to make their dream of owning a new home come true.

5. Flexibility

Victoria Lane Homes provides our customers with flexibility in the building process, allowing our clients to become our home-building partner by making permitted modifications to plans and surfaces to meet each family's unique needs and desires.





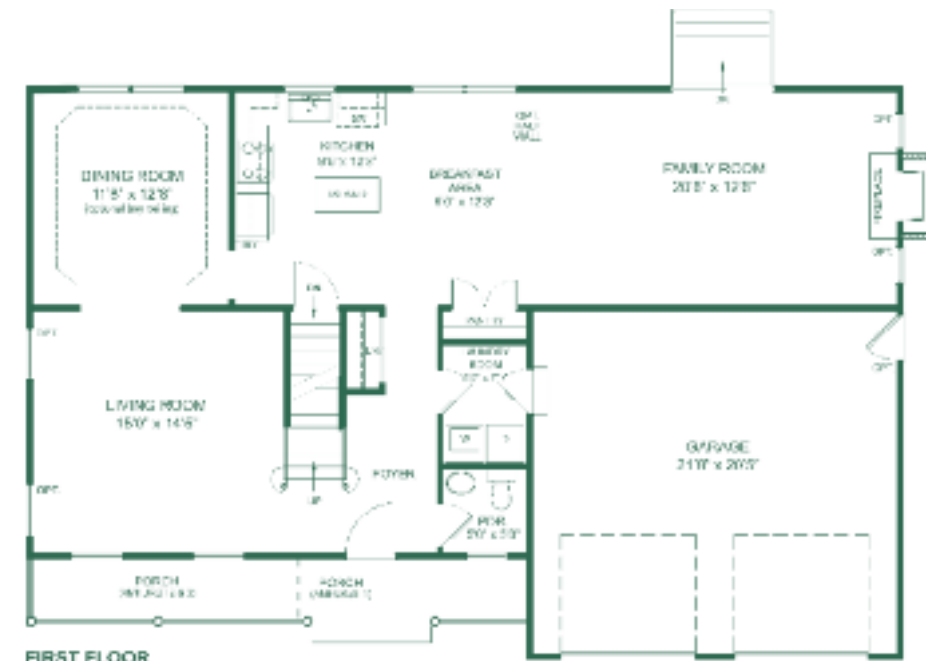
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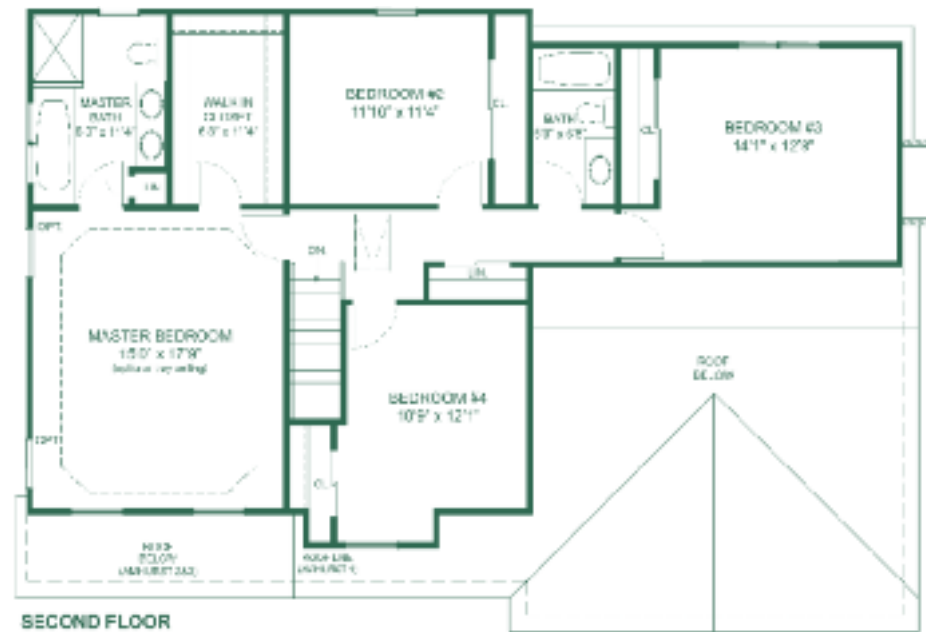
AMHERST I



AMHERST II



FIRST FLOOR



SECOND FLOOR



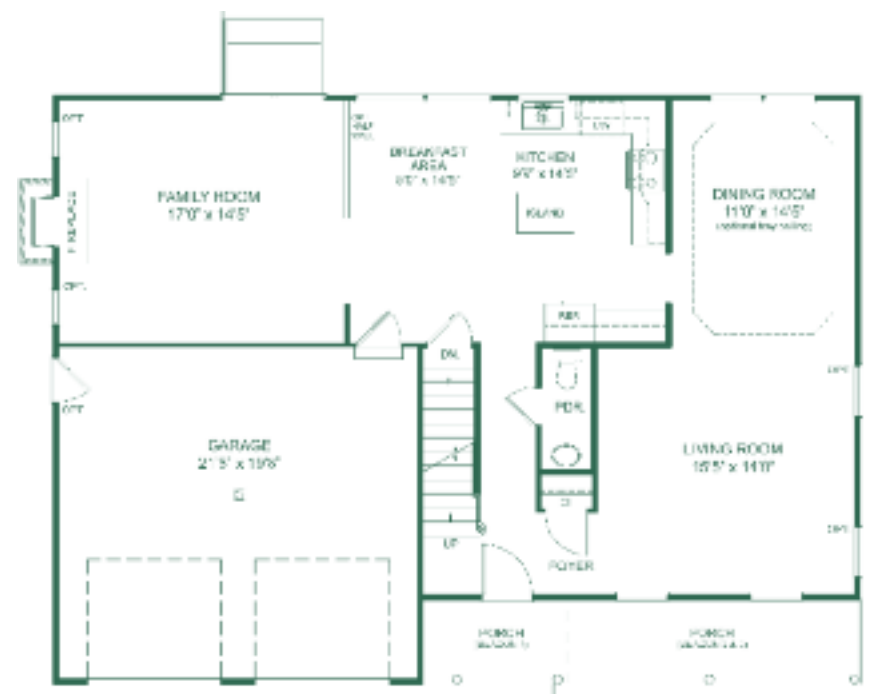
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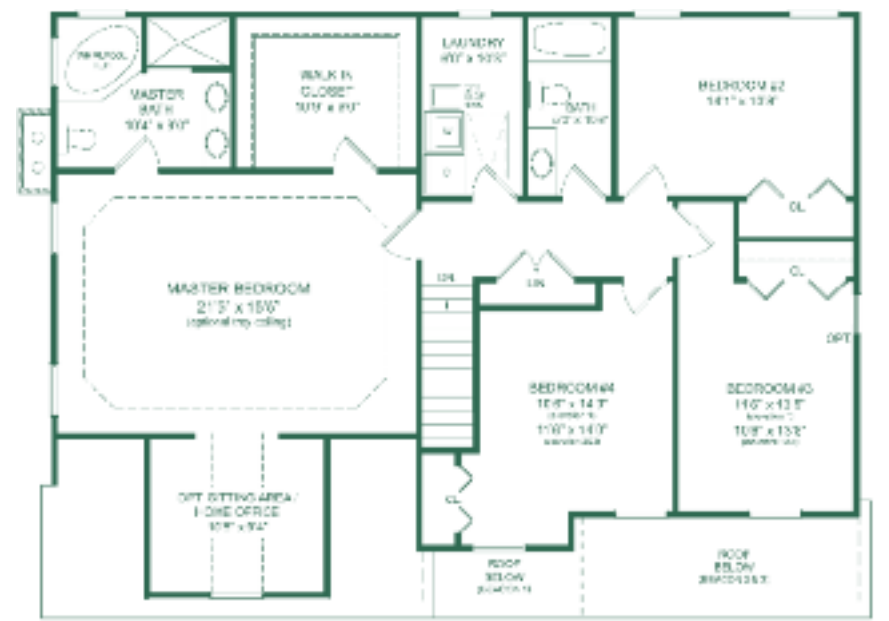
BEACON I



BEACON II



FIRST FLOOR



SECOND FLOOR



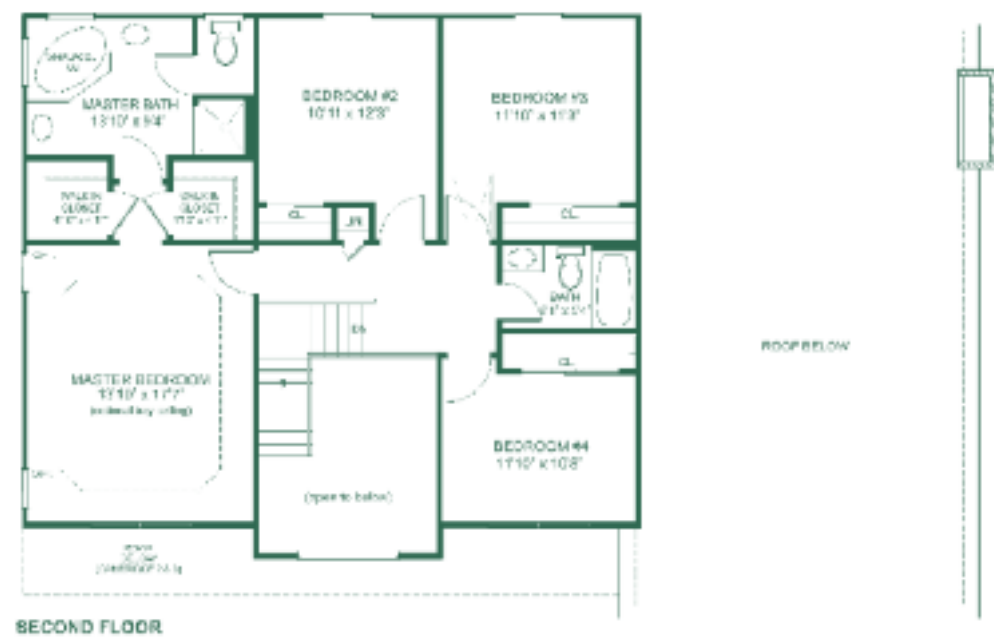
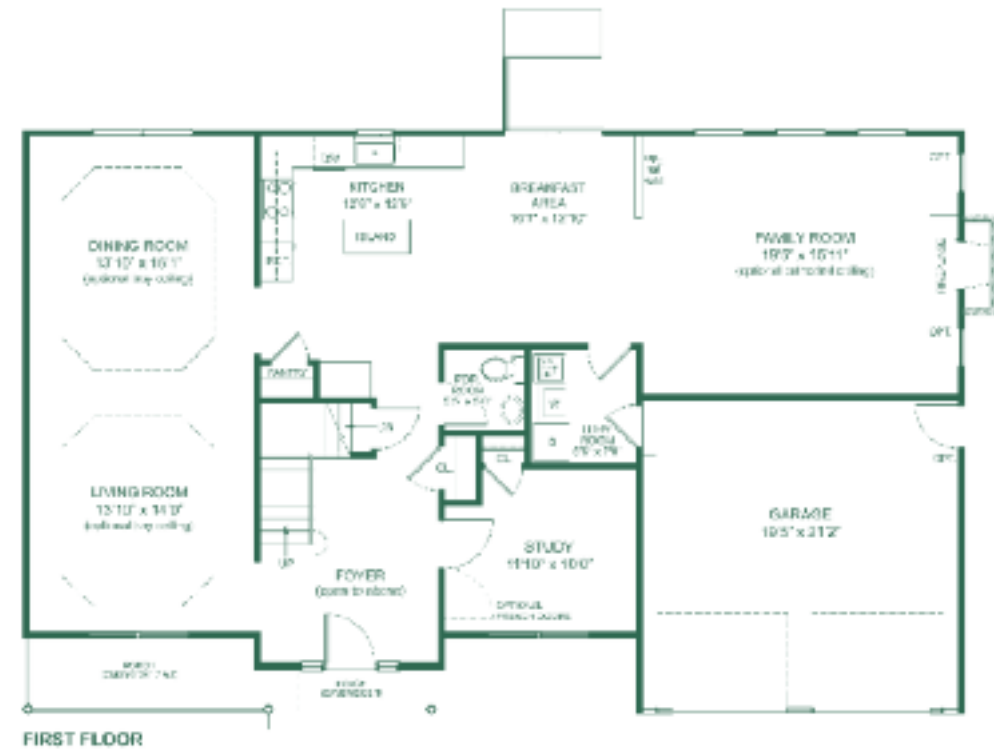
CAMBRIDGE III



CAMBRIDGE I



CAMBRIDGE II





WEST BANGS AVENUE

PHASE I

PHASE II

VICTORIA LANE

CANDICE COURT

MARIANNE COURT

PHASE LINE

PHASE I

PHASE II

Select your choice of 26 beautiful lots

COMMUNITY FEATURES & AMENITIES

- 26 two story single family homes
- 4 bedrooms/2.5 baths
- Paver walkways to front steps
- Tree lined streets
- Park style street lighting
- All underground utilities
- Municipal water
- Municipal sewer
- Natural gas for heating & cooking
- Cable television and internet service

WARRANTY

10 year state approved homeowner's warranty plan.



Artist's Rendering

DISTINCTIVE STANDARDS



ELEGANT EXTERIORS

- 12 course block basement
- 30 year dimensional shingles
- Aluminum gutters and downspouts
- Easy care low maintenance exterior
- Exterior lighting
- Low maintenance garage doors
- Ridge and soffit venting for natural cooling in summer and reduced condensation in winter
- Solid color vinyl siding with choice of decorator colors
- Craftsman style entry door
- Weatherproof ground fault interrupt (GFI) safety outlets at garage exterior

ENERGY EFFICIENCY

- 50 gallon quick recovery high efficiency gas water heater
- Central air conditioning with day/night thermostat
- High quality fiberglass insulation; R-13 in walls, R-30 in ceilings
- Natural gas, forced air heating with a high efficiency furnace
- Thermal double hung insulated windows with screens

THOUGHTFUL INTERIORS

- 6 panel molded doors
- Carpeting in a wide variety of colors & colors
- Designer light fixtures
- Double pane insulated windows and screens
- Dramatic 9' ceilings (as per plans)
- Formal entry foyer
- Full basement
- Gas burning fireplace
- Linen and entry foyer closets
- Spacious floor plans
- Vinyl coated, ventilated, free slide wire shelving in all closets
- Walk-in closet in master bedroom

DESIGNER KITCHENS

- Beautifully crafted designer cabinetry
- Dishwasher
- Formica countertops
- Single handle faucet with spray attachment
- Self-clean oven range combo with hood
- Stainless steel sink
- Designer 12x12 ceramic tiles (choice of colors)

LUXURY BATHS

- Ceramic tile floors
- Designer lighting
- Exhaust fans
- Low maintenance one piece fiberglass shower units
- Single lever faucets
- Soaking tubs (as per plan)
- Wood vanities with Formica countertops and drop in sinks

QUALITY CONSTRUCTION FEATURES

- 10 year limited homeowners warranty
- 150 amp service
- Electronically wired smoke and carbon monoxide detectors with battery backup

PERSONALIZED OPTIONS



EXTERIOR OPTIONS

- Bay windows
- Bilco doors
- Brick/stone fronts
- Decks
- Exterior door from garage
- Extra course of block to raise basement headroom
- Extra windows
- Porches
- Paver patios
- Paver sidewalk to side entry door
- Walkout basement (As location permits)

ELECTRICAL OPTIONS

- Alarm system
- Electrical upgrades
- Energy efficiency package
- Expanded wiring for cable television and internet
- Wiring for centralized music system
- Security lighting

INTERIOR OPTIONS

- Finished basement
- Basement bathroom (Full or half)
- Flooring in attic
- Paver patios
- Pull down stairs in attic
- Sunroom/sitting room
- Vaulted ceiling/half rounds in MBR
- Walkout basement (As location permits)
- Fireplace surrounds and marbles
- Hardwood flooring

KITCHEN OPTIONS

- Designer appliances
- Corian® countertops
- Undercounter lighting
- Upgraded cabinetry

BATH OPTIONS

- Ceramic walls
- Cultured marble one piece countertop and sink
- Jacuzzi® bathtub (As per plan)

EXCLUSIONS

Some items shown in the model and renderings are upgrades and/or decorative items and are not in the price of the home, such as, but not limited to, furniture and decorative accessories, window treatments, wallpapers, decorator trim, medallions, chair rails, special molding, built-ins, mirrored closet doors, special lighting and landscaping.

Please ask your sales consultant for details.

Materials of comparable quality may be substituted for those specified depending upon supply availability.



VICTORIA
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PLEASE NOTE: All renderings, photos, and plans shown are artist's concepts of the general features of this community and it's homes. Buyer should be aware that illustrations, photos, and photo realistic renderings, are conceptual and may vary from actual homes and features. Construction details and specific configurations may be changed, added, or deleted as necessary and without notice during planning and construction. Some renderings may show optional features and landscaping that may not be included in base home price. Buyer should inspect detailed subdivision, utility, and construction plans on file in the sales office for complete information regarding the physical features of the community and specific homes. Square footage listed is approximate and may vary from that of finished homes. Buyer should check with Sales Representative to confirm accuracy of specifications to be utilized for planning purposes. Victoria Lane Homes assumes no responsibility for normal variances in construction, changes required by municipal or other authorities, and necessary substitutions in materials and equipment by contractors and suppliers. Plans, specifications, community amenities, standard features, availability, and prices are subject to change without notice.