



Ocean County
Adult Community Guide
With 2009 Statistics

In this guide, you will find information and average home sale prices from 2009 for some of the most widely inquired-on adult communities in Ocean County. If you would like any additional information, please contact us at your convenience.

Thatcher Realty, Inc.

Stella Towne Center
1258 Route 166
Toms River, NJ 08753

Phone 732-244-0499
Fax 732-244-0399
Toll Free 1-877-244-0499

www.ThatcherRealty.com

Berkeley Township

Holiday City

(Berkley I & II/Carefree/South/West/Heights)

Number of Homes/Units	10,432 Fee Simple Detached
Community Established	1970's - 1999
Gated Communities	No
2009 Avg. Sale Price	\$70,000 - \$275,000

Holiday City is located just minutes from the Garden State Parkway, and near shopping destinations as well as Community Medical Center. Each clubhouse has an outdoor pool and an array of clubs and activities to choose from. They have their own volunteer First Aid Squad. There are 20 models to choose from including the quaint Key West right up to the grand Broadway featuring a two-car garage.

An association fee covers grass-cutting, snow removal, clubhouse, outdoor pool, common areas, and bus service. Call for more information.

Silver Ridge Park

(East/North/West/Westerly)

Number of Homes/Units	3,169 Fee Simple Detached
Community Established	1970's
Gated Communities	No
2009 Avg. Sale Price	\$75,000 - \$222,000

Nestled among mature trees just two miles from the Garden State Parkway is Silver Ridge Park Adult Community. These ranch-style homes have been individualized from the five basic models available. Each community offers clubhouse facilities with a wide range of hobby, meeting, and entertainment rooms. Most have a well-stocked library for reading enjoyment.

An association fee covers common grounds and clubhouse. Call for more information.

Sonata Bay

Number of Homes/Units	312 Fee Simple Detached
Community Established	1993
Gated Communities	No
2009 Avg. Sale Price	\$250,000

The lovely community of Sonata Bay is located just 4.5 miles from the Garden State Parkway Exit 80, with abundant shopping along Route 9. The exquisite homes offer 9 ft. soaring ceilings, light-giving windows, and loads of closet space. Huge two-car garages are available on many models. The active clubhouse invites residents to participate in many of their regular clubs, classes, and trips.

An association fee covers lawn cutting, snow removal over three inches, clubhouse, and outdoor pool. Call for more information.

Brick Township

Lions Head North & South

Number of Homes/Units	975 Mostly Fee Simple Detached, Some Condo
Community Established	1982
Gated Communities	No
2009 Avg. Sale Price	\$110,000 - \$220,000

East access to beaches and Garden State Parkway. Lions Head residents enjoy a 9-hole executive golf course plus outdoor pool, shuffleboard, bocce, tennis, horseshoes, service organizations, and clubs. A very active travel group runs a variety of trips to Atlantic City, Broadway shows, and dinner theaters with trips nationally and overseas. There are five basic models all built on slab with electric baseboard heat and central air.

An association fee covers complete lawn care, snow removal, outside trim painted every four years, common grounds, and night-time security patrol. Call for more information.

The Pavilion

Number of Homes/Units	194 Fee Simple Detached and Condo
Community Established	1989
Gated Communities	No
2009 Avg. Sale Price	\$200,000

The Pavilion at Brick offers 98 single-family homes and 92 single and two-story town homes. There are numerous clubs and organizations, an outdoor pool, shuffleboard, tennis, and a community room. Parking for oversize and recreational vehicles is available at the clubhouse. Just 4.5 miles from the Garden State Parkway and nearby shopping makes this a great location.

An association fee covers trash removal, landscape maintenance, and clubhouse, and pool. You may maintain your own fee simple property for a reduced fee. Call for more information.

Seaview Village

Number of Homes/Units	349 Fee Simple Detached
Community Established	1985
Gated Communities	No
2009 Avg. Sale Price	\$125,000 - \$220,000

This established community is just four miles from the Garden State Parkway. Enjoy the serenity of the development among mature landscaping. The clubhouse offers a variety of clubs and service organizations.

An association fee covers lawn cutting, snow plowing driveway, bus service, and recreational facilities. Call for more information.

Greenbriar I & II

Number of Homes/Units	1951 Fee Simple
Community Established	1970's
Gated Communities	No
2009 Avg. Sale Price	\$84,000 - \$240,000

The Greenbriar communities of Brick offer another dimension to easy living. Established communities with active clubs and service organizations offer two outdoor pools, pitch & putt golf course, bus service, scheduled trips to Broadway shows, Atlantic City, plus an on-site travel agent for the more adventurous. Greenbriar has a convenient location just one mile from the Garden State Parkway and close to shopping. Many models to choose from.

Call for more information.

Jackson Township

Riviera at Westlake

Number of Homes/Units	1450 Fee Simple Detached
Community Established	2000
Gated Communities	Yes
2009 Avg. Sale Price	Unavailable

Enjoy a welcome feeling of privacy, luxury, and relaxation. The magnificent 35,000 sq. ft. clubhouse offers indoor & outdoor pools, state-of-the-art fitness center, clubs, activities, walking trails, computer room, and library. These two neighborhoods enjoy the custom designed 18-hole golf course at the Golf and Country Club at Westlake. Homes have full range of custom features including basements, lofts, screen rooms, expansions, well-appointed kitchens, and luxurious baths.

An association fee covers lawn maintenance, snow removal, clubhouse, common grounds, and security. Call for more information.

Winding Ways

Number of Homes/Units	350 Fee Simple Detached
Community Established	1980's
Gated Communities	Yes
2009 Avg. Sale Price	\$160,000 - \$250,000

Designed in the English Country tradition and situated on beautiful wooded acreage, Winding Ways offers all two bedroom, two bath, two car garage models. The invigorating approach to living is supported with biking trails, walking trails, swimming pool, tennis, and an activity-filled clubhouse. An extensive security system with around-the-clock monitoring of your home for smoke or intrusion offers peace of mind.

An association fee covers lawn maintenance, sprinklers, snow removal, trash removal, clubhouse, pool, and common grounds. Call for more information.

Four Seasons at Metedeconk Lakes

Number of Homes/Units	785
Community Established	2003
Gated Communities	Yes
2009 Avg. Sale Price	\$400,000

Beautifully appointed community offers indoor pool, lawn care, and a clubhouse with exercise room and tennis.

An association fee covers lawn care, snow removal, and clubhouse. Call for more information.

Lakewood Township

The Fairways at Lake Ridge & The Enclave

Number of Homes/Units	900 Fee Simple Detached/Quad Combos
Community Established	1999, Enclave Section 2005
Gated Communities	Yes
2009 Avg. Sale Price	\$145,000 - \$335,000

Newer community with sprawling clubhouse affording cultural seminars, theatrical productions, indoor and outdoor pools, tennis courts, and health/fitness center. Located just five miles from the Garden State Parkway and adjacent to Eagle Ridge Golf Course. Fairways residents enjoy reduced fees to participate in the 18-hole regulation golf course. The exciting home models including many luxury features and offer up to three bedroom/three bath arrangements.

An association fee covers lawn cutting, snow removal over three inches, common areas, and use of clubhouse and facilities. Call for more information.

Lions Head Woods

Number of Homes/Units	281 Condominium Style
Community Established	1986
Gated Communities	No
2009 Avg. Sale Price	\$150,000

Location, par excellence. Close to NYC, Atlantic City, and Philadelphia, and just two miles from the Garden State Parkway. These condominium style homes are living at its best. Share the ambiance with a relatively small number of families. Homes feature award-winning energy conservation features.

An association fee covers lawn cutting, snow removal, exterior maintenance, central sprinkling system, clubhouse, and trash collection. Call for more information.

Four Seasons

Number of Homes/Units	1952 Fee Simple Detached/Quad Combos
Community Established	1996
Gated Communities	Yes
2009 Avg. Sale Price	\$180,000 - \$350,000

Lovely Four Seasons development abounds with lush landscaping and offers residents a fitness complex with a 60 ft. glass-enclosed lap pool, large aerobics area, heated spa, magnificent 20,000 sq. ft. clubhouse with lounge, and a ballroom. Convenient location near shopping and just two miles from the Garden State Parkway, exit 88. Golf is available for approximately \$300 per year. Three and four bedroom models available.

An association fee covers lawn maintenance, snow removal, clubhouse, fitness center, exterior lighting, common areas. Call for more information.

Leisure Village Original & East

Number of Homes/Units	3845 Condominium Style
Community Established	1963 Original, 1970 East
Gated Communities	Yes
2009 Avg. Sale Price	\$35,000 - \$170,000

Just a mile from the Garden State Parkway, these communities offer golf, pools, 9-hole pitch & putt, bocce, tennis, and an endless array of clubs and activities. Enjoy one of the seven lakes and thousands of full-grown evergreen and deciduous trees. There are 369 lake front homes and sailing is available on Lake Waddill. Around the clock security and generous sidewalks are ideal for long walks and bicycling. There are many models to choose from.

An association fee covers garbage and snow removal, roof, siding, common grounds, lawn cutting, clubhouses, pools, and a 7-days-a-week bus service. Call for more information.

Manchester Township

Renaissance

Number of Homes/Units	1031 Fee Simple Detached
Community Established	1998
Gated Communities	Yes
2009 Avg. Sale Price	\$179,000 - \$430,000

Renaissance is a lush 663 acre gated community of exclusive single family detached homes with up to 2256 sq. ft. There is a heated indoor pool, whirlpool, heated outdoor pool and children's' wading pool. The magnificent 25,000 sq. ft. clubhouse includes a unique on-site hair salon, day spa and convenient deli. The resort-like grounds include an Executive 18-hole golf course and world class lighted clay tennis courts. Adjacent to the sports pavilion are lighted bocce & shuffleboard courts. Last year alone there were over 2000 activities and events including many geared toward grandchildren. Located just 5.9 miles from Garden State Pkwy and close to shopping and medical services.

An association fee covers lawn maintenance, snow removal, common grounds, and clubhouse. Call for more information.

Leisure Village West

Number of Homes/Units	2692 Attached Single-Story Condominium
Community Established	1982
Gated Communities	Yes
2009 Avg. Sale Price	\$46,000 - \$130,000; Encore Section: \$130,000 - \$180,000

Leisure Village West is a fenced and gated 825 acre community of condominiums nestled among mature landscaping just 6 miles from the Garden State Parkway. There are 21 models to choose from to fit every need. For recreation and relaxation the residents enjoy two clubhouses which provide such activities as swimming, billiards, bocce, tennis, shuffleboard, ceramics and woodworking just to name a few. There are 2 9-hole golf courses. With 54 active clubs, there is something for everyone.

An association fee covers security staff, irrigation, refuse pick-up, master TV/FM cable, exterior maintenance, courtesy bus, snow removal. Call for more information.

Leisure Knoll

Number of Homes/Units	1613 Fee Simple Detached
Community Established	Mid 1970's
Gated Communities	Yes
2009 Avg. Sale Price	\$75,000 - \$225,000

The charming community of Leisure Knoll is conveniently located just 6.2 miles from the Garden State Pkwy along Rt. 70. There are over 15 models from 980 - 1728 sq. ft each with garage. The mature landscaping and pretty tree-lined streets welcome you to this area of affordable homes. The clubhouse has many active clubs and activities, shuffleboard, and billiards. There is an outdoor pool for summer fun. This well appointed community has quick access to local shopping centers and recreation areas.

An association fee covers security staff, refuse pick-up, snow removal, courtesy bus service. Call for more information.

Leisure Ridge

Number of Homes/Units	183 Fee Simple Detached
Community Established	1987
Gated Communities	Yes
2009 Avg. Sale Price	\$145,000 - \$250,000

Leisure Ridge is a smaller private community with lovely lush landscaping, meticulously maintained, very private location yet close to shore, shopping and medical facilities and just six miles from the Garden State Parkway. The clubhouse offers tennis, boccie, billiards, shuffleboard as well as many social and charitable clubs. There are several models to choose from including some with two car garages.

An association fee covers security staff, refuse pick-up, snow removal, full lawn maintenance, street and common area maintenance, clubhouse, and pool. Call for more information.

Whiting Station

Number of Homes/Units	332 Fee Simple Detached
Community Established	1980's
Gated Communities	No
2009 Avg. Sale Price	\$123,000 - \$180,000

Whiting Station is a limited edition opportunity. A smaller number of homes surrounded by mature trees and select plantings gives individuality to residents. The community is a nature-lovers delight. The six energy efficient models offer attached garages and sprinkler systems. Located 10 miles from the Garden State Parkway Exit 80, this community with active clubhouse and outdoor pool is convenient to local shopping and township recreational facilities.

An association fee covers lawn maintenance, trash and snow removal, and bus service. Call for more information.

The Meadows at Lake Ridge

Number of Homes/Units	227 Fee Simple Detached
Community Established	2000
Gated Communities	No
2009 Avg. Sale Price	\$140,000 - \$290,000; Country Walk Section: \$192,500

Set in the charming town of Whiting and bordered by beautiful Pinelands is The Meadows at Lake Ridge. The very active clubhouse has over 60 clubs and classes offered. There are numerous trips, dances and parties as well. Located right next to Whiting Station, the Meadows offers several new and exciting floor plans.

An association fee covers lawn maintenance, trash and snow removal, clubhouse, outdoor pool, and bus service. Call for more information.

Crestwood Villages I – VII

Number of Homes/Units	7542 Village I-IV Co-op/V-VII Fee Simple
Community Established	1965
Gated Communities	No
2009 Avg. Sale Price	Village I-IV \$60,000; V-VII \$25,000 - \$180,000

Just 8 miles from Garden State Parkway Exit 80 are seven villages comprised of attached and detached homes in a vast array of prices and styles. Nestled in the heart of the Pinelands, these villages offer lush landscaping with hundreds of Cherry Trees along the avenues. The villages each have clubhouses offering a variety of clubs, service organizations, and recreation facilities including the very popular Singles Club and Travel Club.

An association fee covers several community services. Call for more information.

Toms River Township

Lake Ridge

Number of Homes/Units	926 Mostly Fee Simple Detached
Community Established	1995
Gated Communities	Yes
2009 Avg. Sale Price	\$215,000 - \$310,000

Lake Ridge is a private gated, country club style community just five miles from the Garden State Parkway, one hour from NYC and Philadelphia. The development features a large 18,000 sq. ft. clubhouse complete with ballroom, indoor and outdoor pools, card rooms, billiards lounge, arts & crafts studio, catering kitchen, locker rooms with sauna and showers, and a library. The activities are endless with many service and social clubs including hospital auxiliaries donating time and money to various charities. There are tennis, boccie, and shuffleboard teams, trips to various points of interest both local multi-day, including Europe, island adventures, and more. There is golf nearby at the prestigious Eagle Ridge Golf Course with reduced membership fees for Lake Ridge residents. The homes are spacious with well-appointed designs featuring vaulted ceilings, patios, and a 55 ft. minimum frontage for each lot.

An association fee covers lawn cutting, snow removal over three inches, common areas, and use of clubhouse and facilities. Call for more information.

Greenbriar Woodlands

Number of Homes/Units	1250 Fee Simple Detached
Community Established	1987
Gated Communities	Yes
2009 Avg. Sale Price	\$160,000 - \$330,000

The active adult community of Greenbriar Woodlands offers an 18-hole golf course, outdoor pool, three tennis courts, lighted shuffleboard courts, boccie, walking trail, driving range & practice putting green, exercise room, wood shop, and clubs of all kinds. Greenbriar Woodlands is located just 2.5 miles from the Garden State Parkway and close to shopping and medical services. Several different models are available ranging from two to three bedrooms with one or two-car garages.

An association fee covers lawn cutting, snow removal, security, bus service, maintenance, and common areas.

Holiday City At Silverton / Shenandoah Commons

Number of Homes/Units	1595 Single/Duplex/Quad
Community Established	1965
Gated Communities	No
2009 Avg. Sale Price	\$59,000 - \$175,000

Affordable retirement living can be yours in this well-established community of single-family fee simple and duplex/quad condo style homes. Centrally located on the Brick/Toms River border, these homes are convenient to shopping and transportation. The clubhouse offers various activities and clubs throughout the year.

An association fee covers clubhouses, pool, and maintenance of common areas. Call for more information.

Gardens of Pleasant Plains

Number of Homes/Units	437 Single/Duplex Fee Simple
Community Established	1968
Gated Communities	No
2009 Avg. Sale Price	\$105,000

Easy access to Garden State Parkway Exit 83, walk to local shopping. Choose from the one bedroom, one bath Lark model or several other larger models including the two bedroom, one and a half bath Sandpiper. Many of the homes have economical gas heat, enclosed porches, and garages.

An association fee covers clubhouse and maintenance of common areas. Call for more information.



This information represents the communities most widely inquired on.

Please contact **Thatcher Realty, Inc.**
for more information on retirement living in Ocean County.

This document was last updated on February 5, 2010.

Information herein is deemed reliable but not guaranteed.
Statistical information provided by Monmouth/Ocean MLS
and Ocean County Planning Board.