

**SPACIOUS, UPSCALE  
1 & 2 BEDROOM  
APARTMENTS**



2 Main Street  
So. Bound Brook, NJ 08880

**[www.AptRentNJ.com](http://www.AptRentNJ.com)**



Built & Professionally managed by Award-winning Landmark Companies.



# • WELCOME TO LANDMARK •



## OUR EXPERTISE

As one of New Jersey's leading residential development companies, Landmark uses a thoughtful, individualized approach to create homes of enduring beauty, function and comfort. We specialize in:

- Construction of distinctive, attractive buildings and homes
- Sustainable redevelopment projects to enhance quality of life
- Superior rental property management

Whether building a custom single-family home, reinvigorating a downtown community or managing our more than 3,000 rental apartments throughout the state, we imagine and bring to life beautiful places that offer the utmost value for individuals, families, neighborhoods and cities. Landmark's superior construction, exceptional design, attention to detail and above-and-beyond service reflect our commitment to quality at every level.

## OUR LEGACY

Landmark's managing partners are second- and third-generation builders upholding a tradition of creating homes of lasting elegance and value. Utilizing high quality materials, time-honored construction techniques and the best modern technologies, we build distinctive homes and thriving communities with timeless appeal. Our clients tell us that living in a Landmark home only improves over time, and we like to think that we're only getting better with age, too.

## OUR EDGE

An attorney, an engineer and an architect walk into a bar... It's no joke; one of Landmark's greatest strengths is the diverse backgrounds of our principals, Michael Gottlieb (attorney), Eric Harvitt (engineer) and Joel Schwartz (architect and planner). Our varied skills give us an edge in the complex and multifaceted environment of real estate development. We excel in every aspect of the job, whether it be negotiating site approval, overseeing construction, conducting ongoing community outreach or, yes, having a celebratory drink at the bar.

## AWARDS & ACCOLADES



BEST IN AMERICAN LIVING  
AWARD



SILVER FOR BEST SMART GROWTH  
COMMUNITY OF 150 UNITS



NEW JERSEY FUTURE -  
SMART GROWTH



MFE AWARD  
FOR OPEN FOR ENTRIES



PARK SQUARE: SILVER FOR BUILT  
PROJECTS DOWNTOWN EXCELLENCE



STATION SQUARE:  
NJPO AWARD



AMERICAN PLANNING  
ASSOCIATION

Landmark Companies • 1200 Sunnyview Oval, Keasbey, NJ 08832 • 732-738-1112  
LandmarkCompanies.net • AptRentNJ.com

# • GREAT LOCATION •

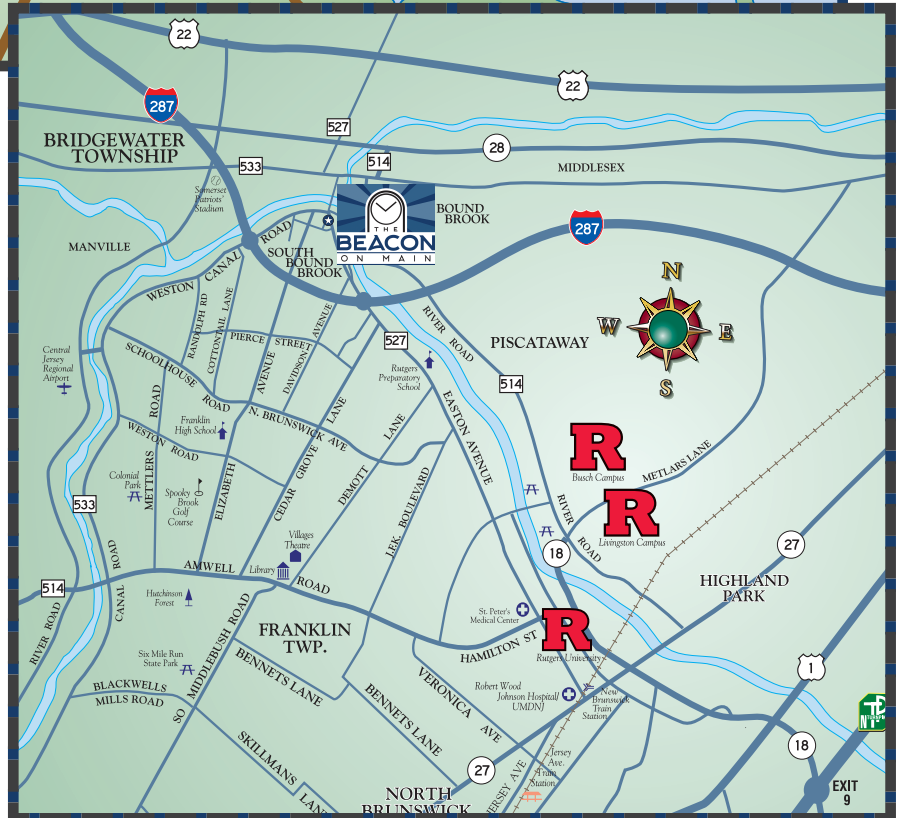


- Close to major highways- Rts. 287, 1, GS Parkway, NJ Turnpike, 22, 78, 206
- 1 mile to NJ Transit Station (Raritan Valley Line)
- Steps from downtown amenities



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# • AMENITIES •

## OVERVIEW

- Brand new construction of 18 luxury apartments in downtown South Bound Brook
- Retail at Ground Level
- Convenient Main St Location, walking distance to Bound Brook Station
- 18 total apartments: 6-1 bedroom flats, 3-2 bedroom flats, 9-2 Bedroom duplexes
- Dramatic 2-Story Living Rooms in Duplexes
- Covered Parking available
- Large Kitchens with Stainless Steel appliances
- Private Laundry in every apartment
- Generous Bedrooms
- Home Office areas in all units
- Large Terraces in Duplex units

## COMMON AMENITIES

- Professional 24/7 Property Management
- Key Fob Secure Entry System
- Elegant Lobby with Lounge
- Elevator
- Package Room

## INTERIOR FEATURES

- Decorative 2-panel doors, painted white with brushed nickel hinges
- Brushed nickel lever-style privacy and passage locks
- Luxury plank flooring in Living, Dining, and Kitchen
- Wall to wall carpeting in Bedrooms and Lofts
- Tile in Bathrooms
- Stained wood stair treads with white painted stringer and riser
- Stained oak handrails with wrought iron balusters in duplex lofts
- Energy efficient LED lighting throughout all units
- Ceiling fans in Bedrooms
- Customized white wire closet shelving systems

## GOURMET KITCHEN

- Custom-Designed Gourmet Kitchen with Pantry & Decorative Hardware
- Breakfast Bar with pendant lights, room for stools
- Quartz Countertops with Tile backsplash
- Stainless steel appliances: 33" Refrigerator, Gas Range, Microwave, and Dishwasher, Range Vent to exterior

## ENERGY EFFICIENCY

- High Efficiency heating & air conditioning
- On-demand gas hot water heater
- Exhaust fans in all baths
- High performance, energy-efficient vinyl windows with Low-E glass
- Spray foam and fiberglass batt insulation building envelope
- Draftstopping at all exterior sills and corners to minimize air infiltration

## UTILITIES

- Public sewer, water, and natural gas
- 100-amp electrical service panel
- Choice of Verizon or Optimum cable & telephone

## SAFETY & COMFORT

- Combination Smoke & CO detectors
- Fire sprinkler system
- High performance locks and deadbolts
- Programmable digital thermostats
- GFI outlets

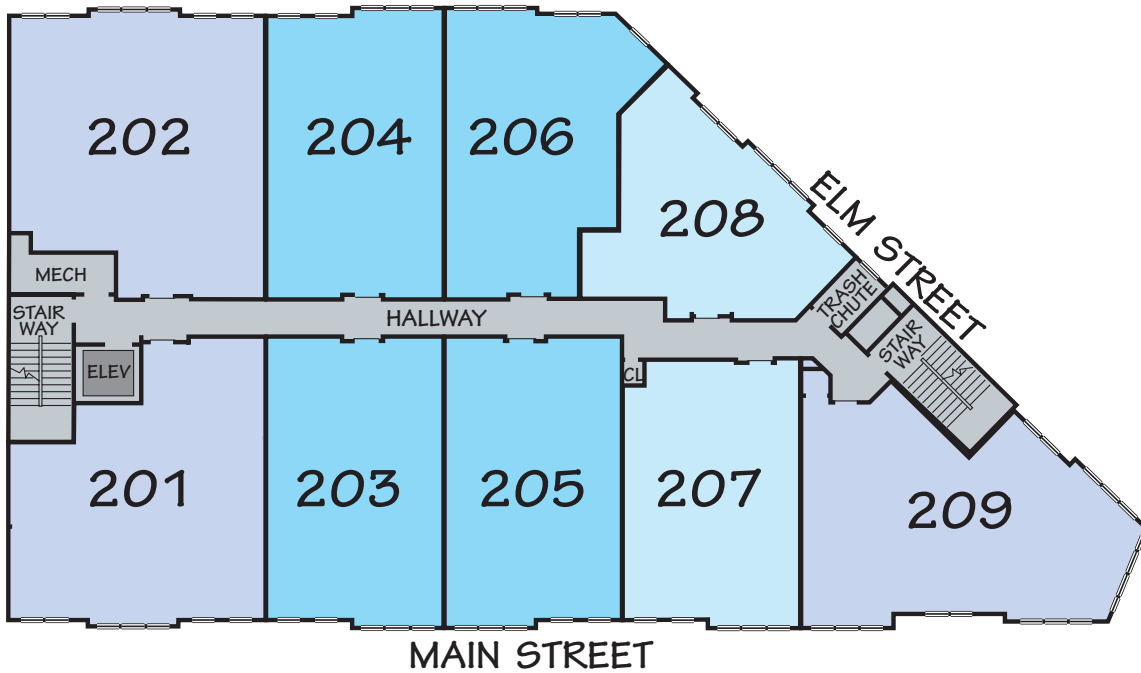
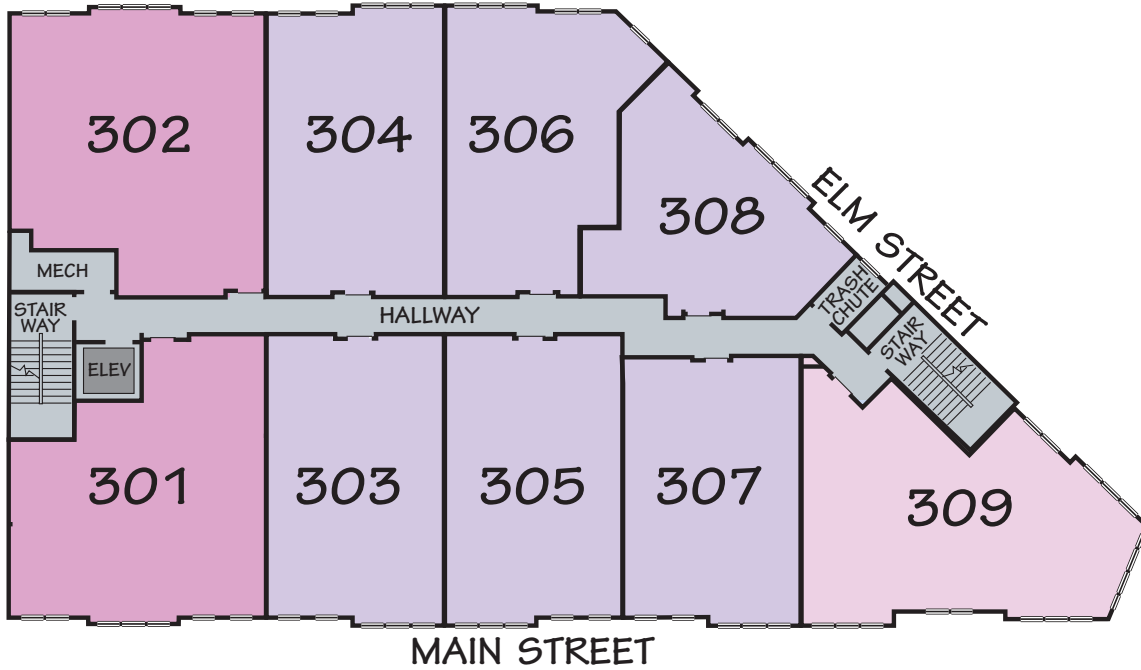


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# • APARTMENT KEY •



**BEACON ON MAIN**

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**SECOND FLOOR**

- 1 BEDROOM
- with DEN
- 2 BEDROOM

**THIRD FLOOR**

- 2 BDRMS, 2 BATHS & LOFT
- 2 BDRMS, 2 1/2 BATHS & LOFT
- with DEN

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**THE BEACON**  
ON MAIN

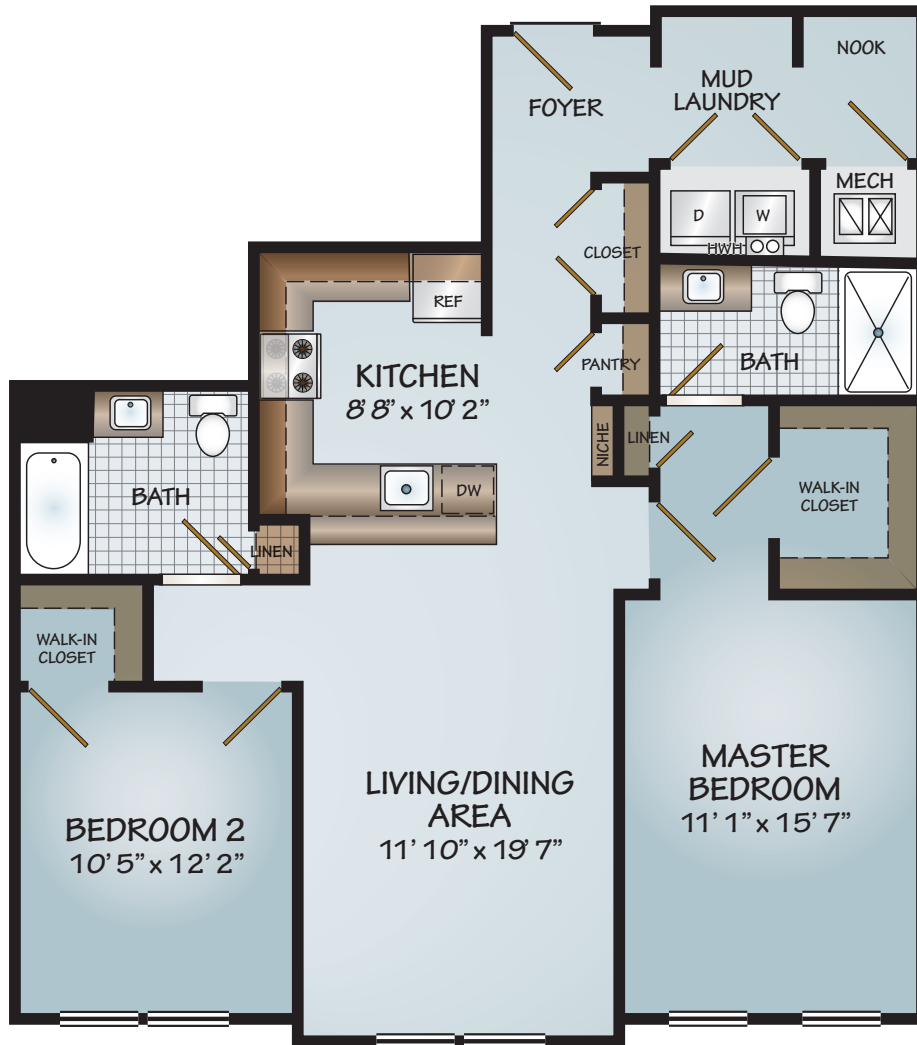
All dimensions are approximate and may vary due to field variation. For illustrative purposes only, may not be accurate in every detail.

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# • UNIT 201 •

2 BEDROOMS, 2 BATHS

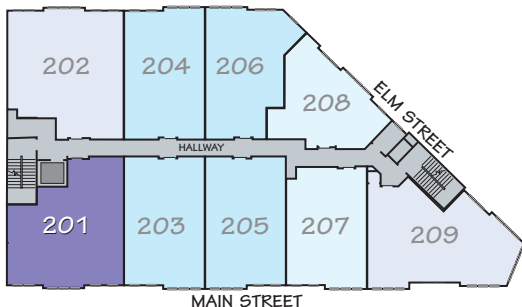
Approx. 1,149 sq. ft.



All dimensions are approximate and may vary due to field variation.  
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BEACON ON MAIN-SECOND FLOOR

■ -1 BEDROOM ■ -1 BEDROOM w/DEN ■ -2 BEDROOM



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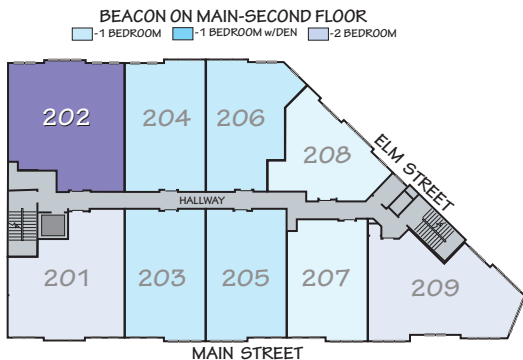
# • UNIT 202 •

2 BEDROOMS, 2 BATHS

Approx. 1,272 sq. ft.



All dimensions are approximate and may vary due to field variation. For illustrative purposes only, may not be accurate in every detail.



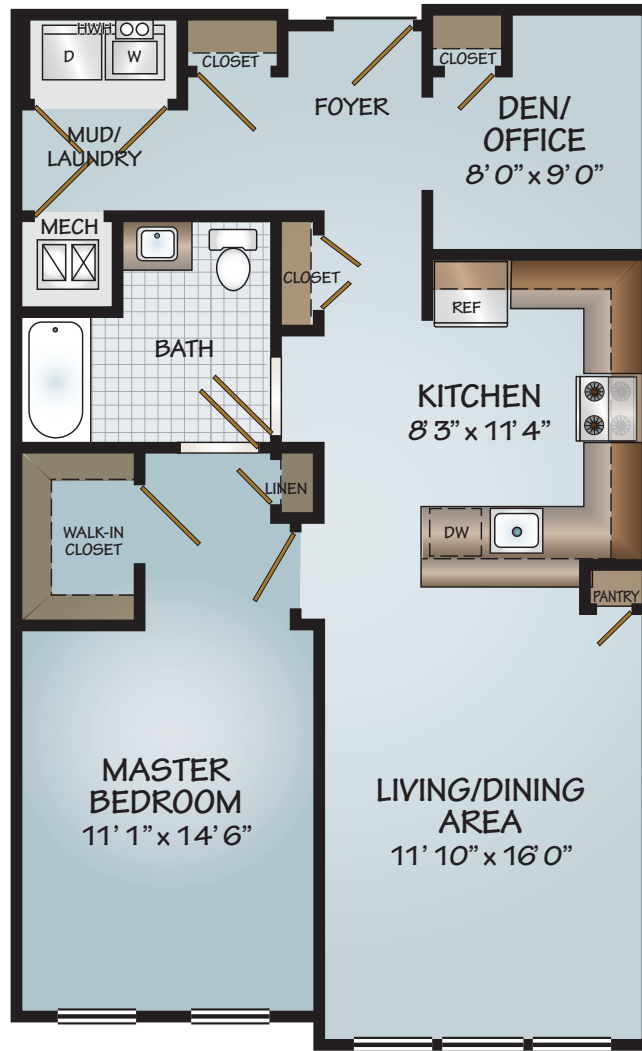
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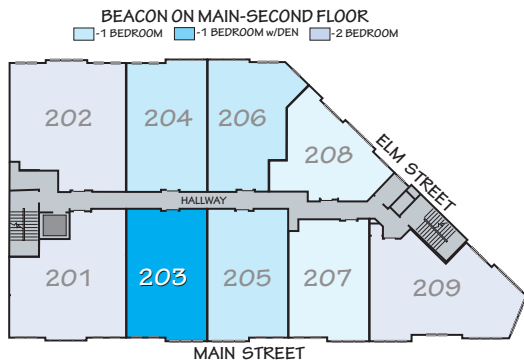
# • UNIT 203 •

1 BEDROOM, 1 BATH + DEN

Approx. 933 sq. ft. .



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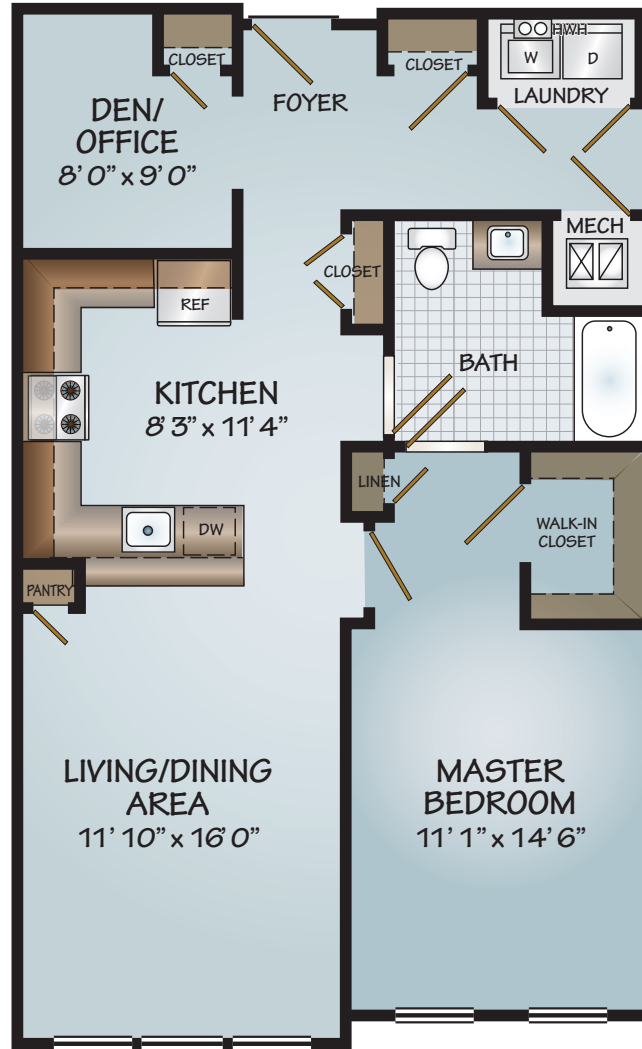
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# • UNIT 204/205 •

1 BEDROOM, 1 BATH + DEN

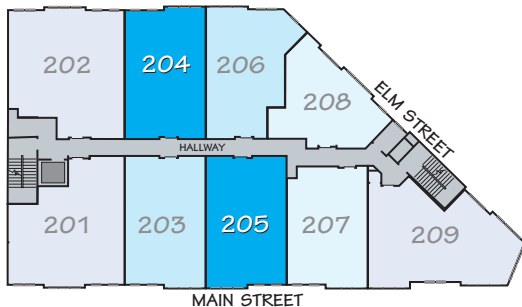
Approx. 933 sq. ft.



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BEACON ON MAIN-SECOND FLOOR

■ -1 BEDROOM ■ -1 BEDROOM w/DEN ■ -2 BEDROOM



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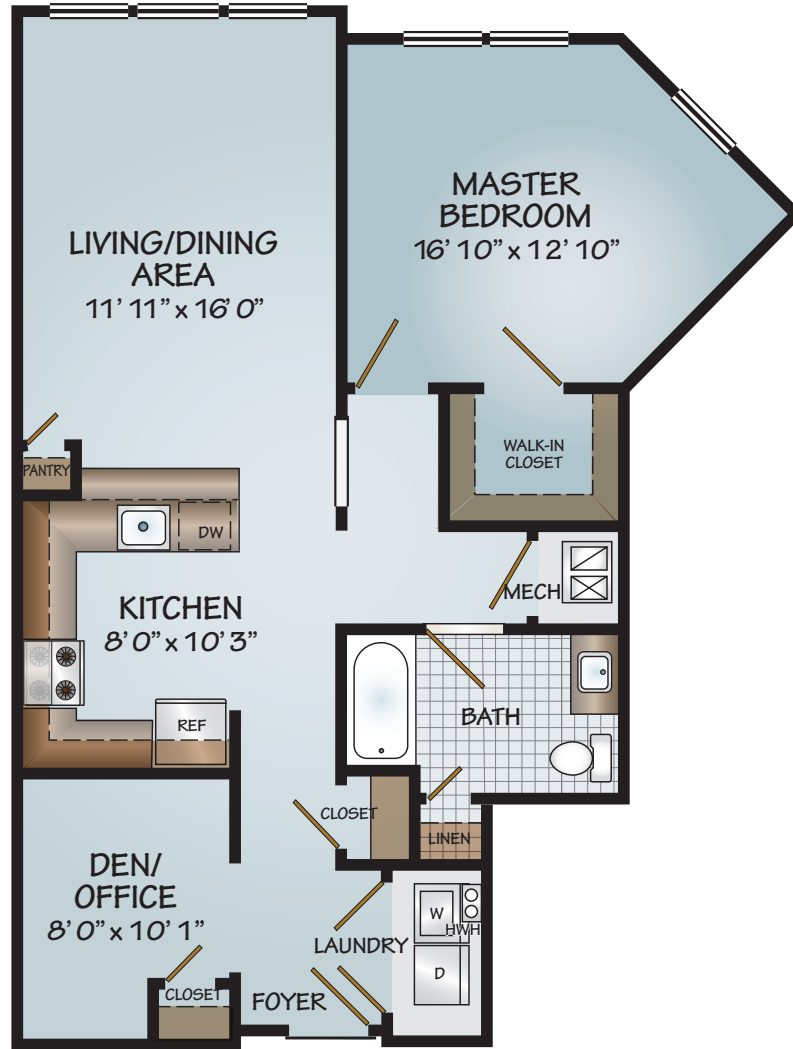
[www.AptRentNJ.com](http://www.AptRentNJ.com)



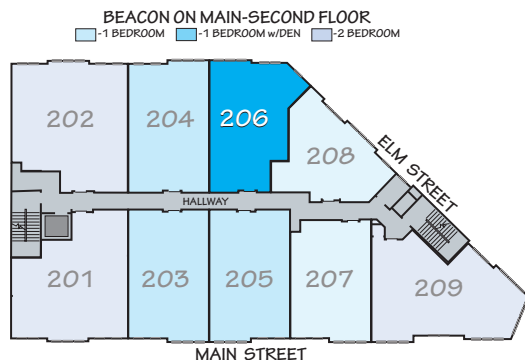
# • UNIT 206 •

1 BEDROOM, 1 BATH + DEN

Approx. 905 sq. ft.



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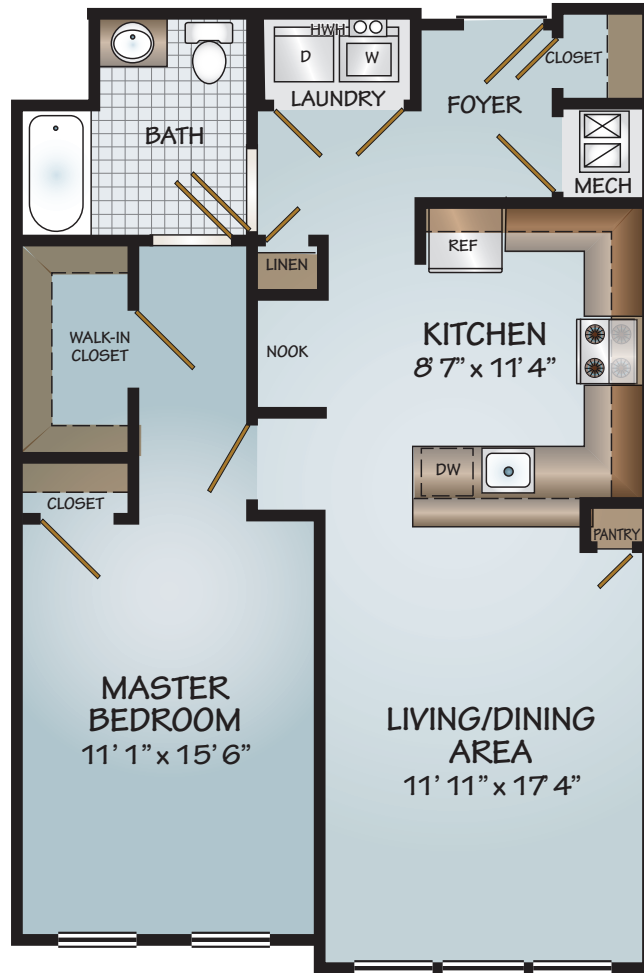


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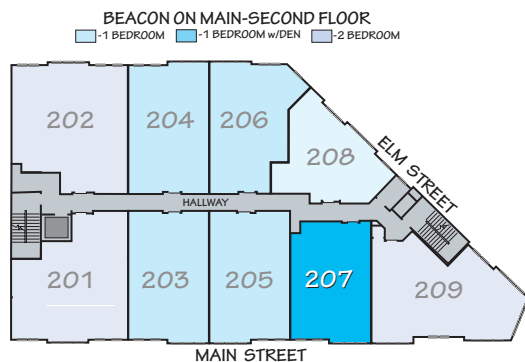
# • UNIT 207 •

1 BEDROOM, 1 BATH

Approx. 862 sq. ft.



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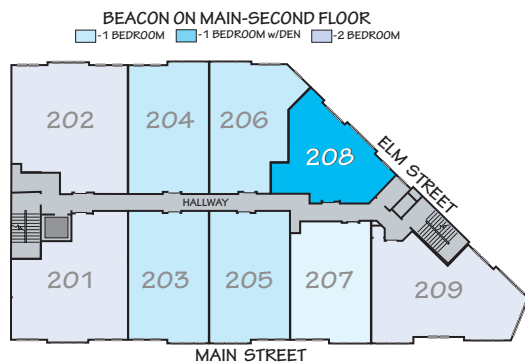
# • UNIT 208 •

1 BEDROOM, 1 BATH

Approx. 757 sq. ft.



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# • UNIT 209 •

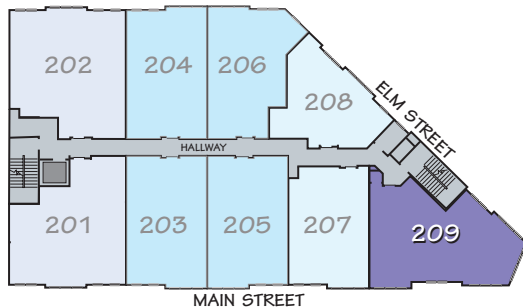
**2 BEDROOMS, 2 BATHS**

Approx. 1,170 sq. ft.



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BEACON ON MAIN-SECOND FLOOR  
 ■ -1 BEDROOM ■ -1 BEDROOM w/DEN ■ -2 BEDROOM

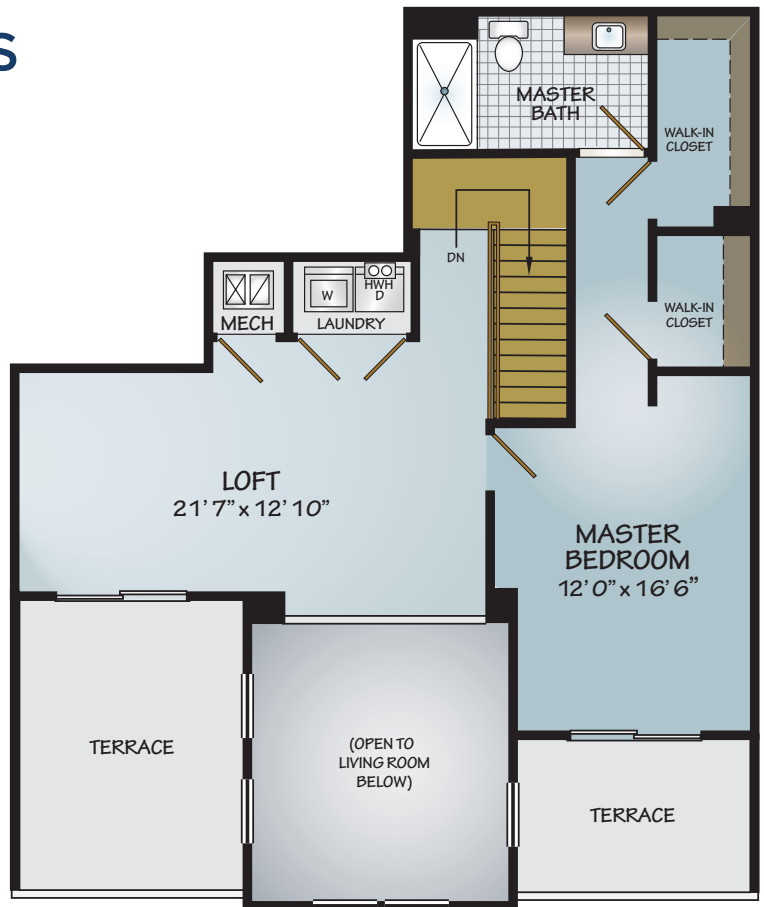
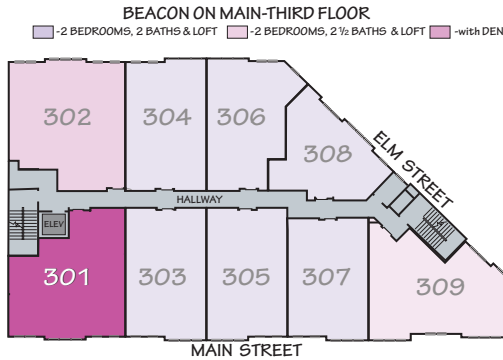


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# • UNIT 301 •

**2 BEDROOMS, 2½ BATHS  
DEN, LOFT & TERRACES**  
Approx. 1,922 sq. ft.  
+230 sq. ft. Terraces



UPPER LEVEL PLAN

LOWER LEVEL PLAN



All dimensions are approximate and may vary due to field variation. For illustrative purposes only, may not be accurate in every detail.

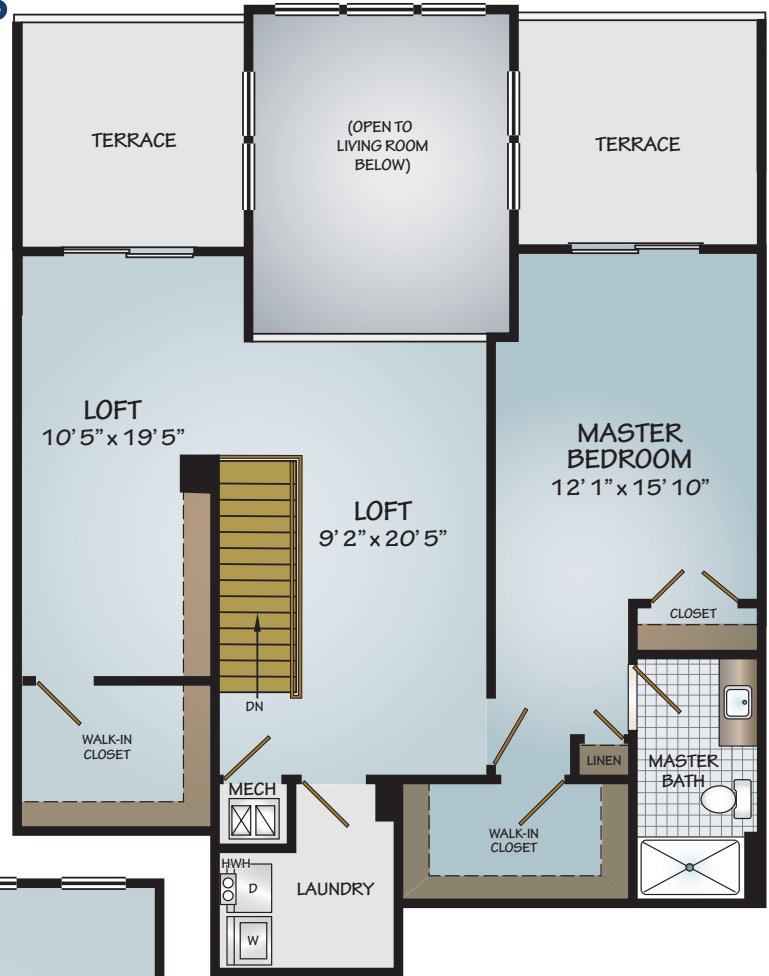
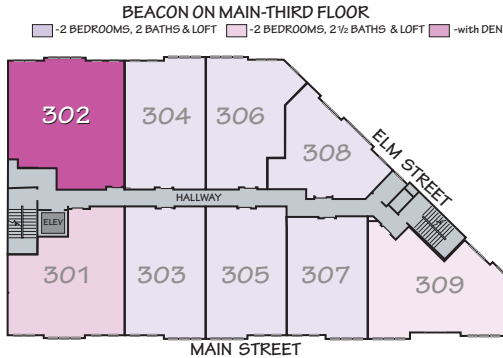


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# • UNIT 302

**2 BEDROOMS, 2½ BATHS  
DEN, LOFT & TERRACES**  
Approx. 2,278 sq. ft.  
+236 sq. ft. Terraces



**UPPER LEVEL PLAN**

**LOWER LEVEL PLAN**



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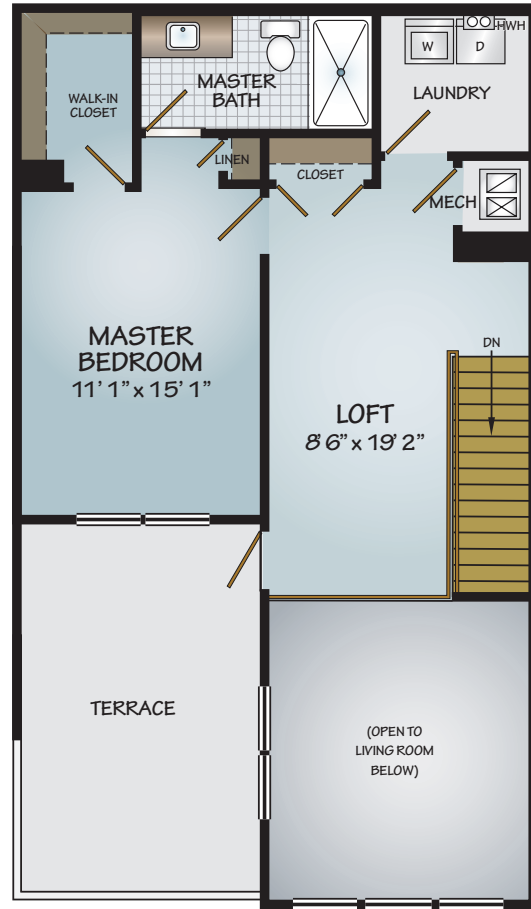
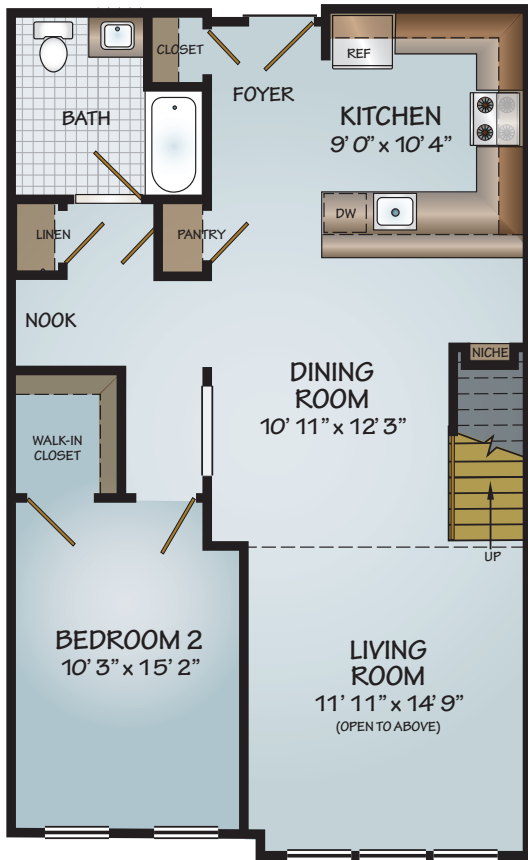


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# • UNIT 303

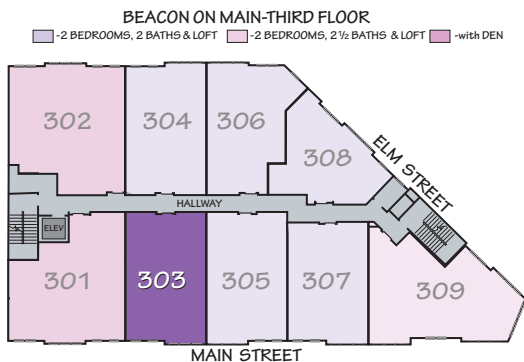
**2 BEDROOMS, 2 BATHS  
LOFT & TERRACE**  
Approx. 1,537 sq. ft.  
+192 sq. ft. Terrace

**LOWER LEVEL PLAN**



**UPPER LEVEL PLAN**

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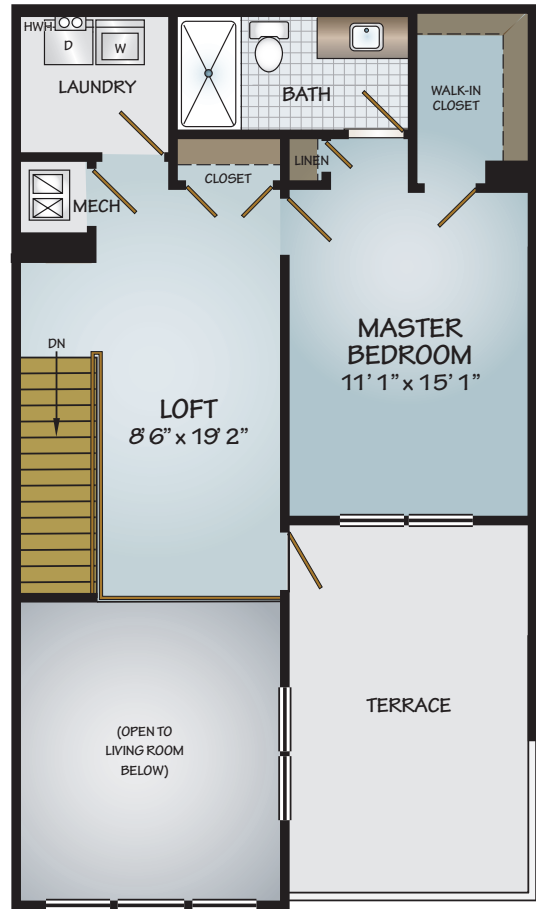
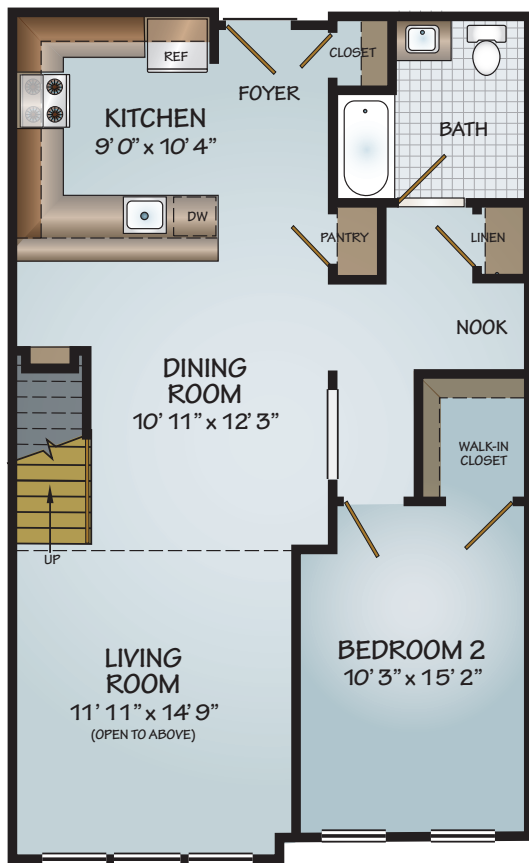


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# • UNIT 304/305 •

**2 BEDROOMS, 2 BATHS**  
**LOFT & TERRACE**  
 Approx. 1,537 sq. ft.  
 +192 sq. ft. Terrace

## LOWER LEVEL PLAN

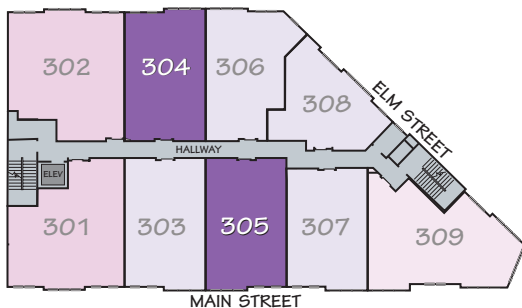


## UPPER LEVEL PLAN

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### BEACON ON MAIN-THIRD FLOOR

■ -2 BEDROOMS, 2 BATHS & LOFT   ■ -2 BEDROOMS, 2 1/2 BATHS & LOFT   ■ -with DEN

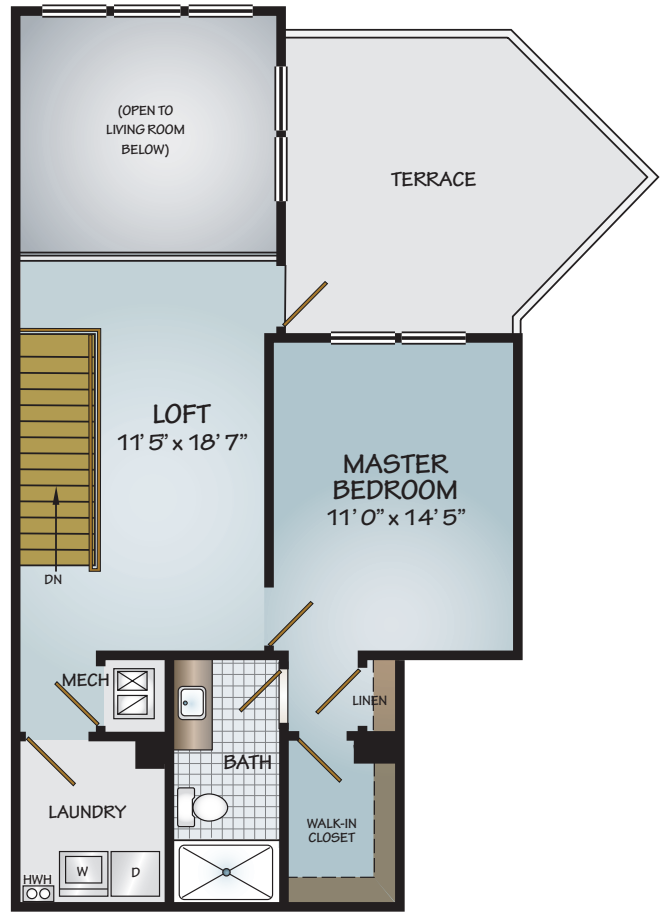
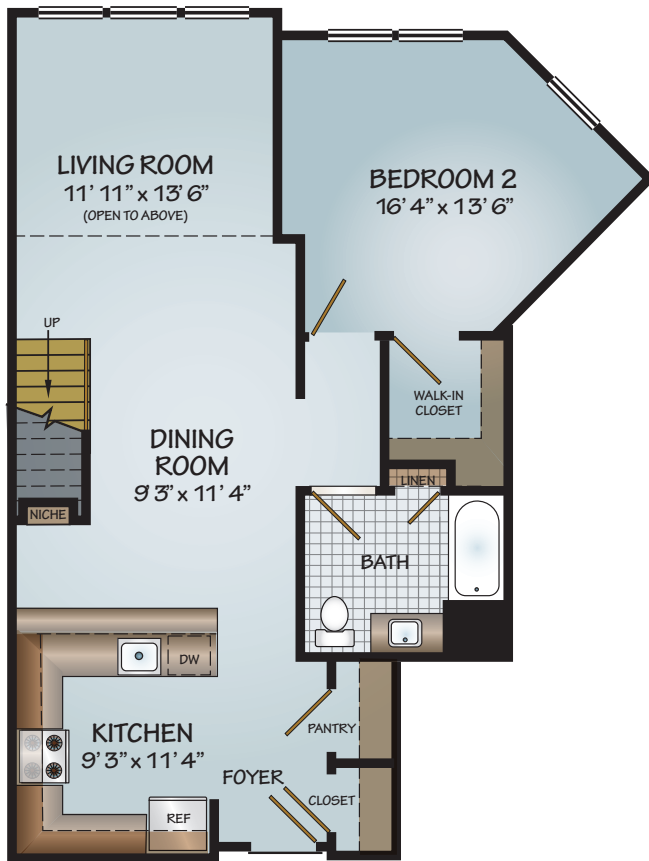


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# • UNIT 306

**2 BEDROOMS, 2 BATHS  
LOFT & TERRACE**  
Approx. 1,501 sq. ft.  
+193 sq. ft. Terrace

## LOWER LEVEL PLAN

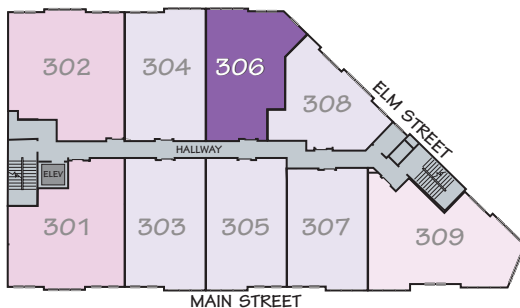


## UPPER LEVEL PLAN

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### BEACON ON MAIN-THIRD FLOOR

■ -2 BEDROOMS, 2 BATHS & LOFT ■ -2 BEDROOMS, 2 1/2 BATHS & LOFT ■ -with DEN



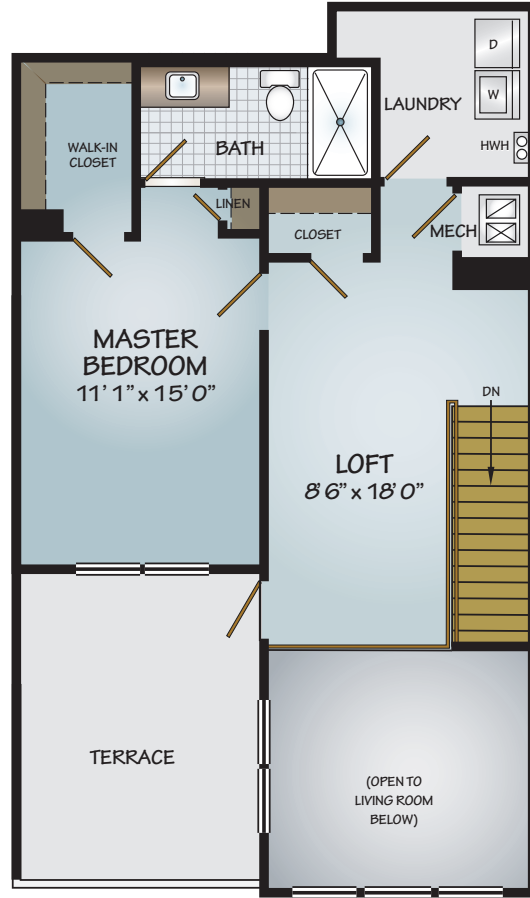
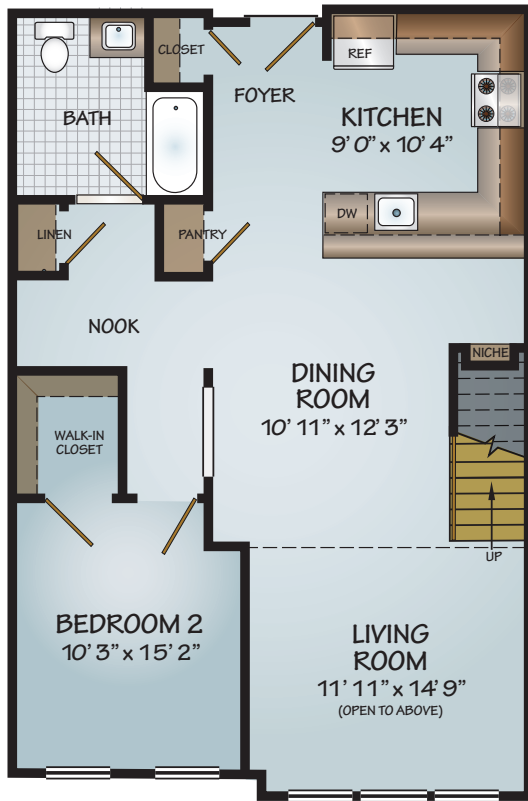
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# • UNIT 307 •

**2 BEDROOMS, 2 BATHS  
LOFT & TERRACE**  
Approx. 1,486 sq. ft.  
+158 sq. ft. Terrace

## LOWER LEVEL PLAN

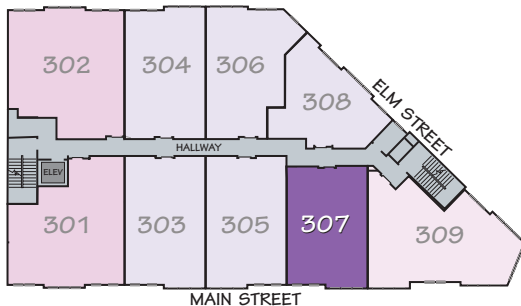


## UPPER LEVEL PLAN

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### BEACON ON MAIN-THIRD FLOOR

■ -2 BEDROOMS, 2 BATHS & LOFT   ■ -2 BEDROOMS, 2 1/2 BATHS & LOFT   ■ -with DEN



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# • UNIT 308

**2 BEDROOMS, 2 BATHS  
LOFT & TERRACE**  
Approx. 1,296 sq. ft.  
+181 sq. ft. Terrace

**LOWER LEVEL PLAN**



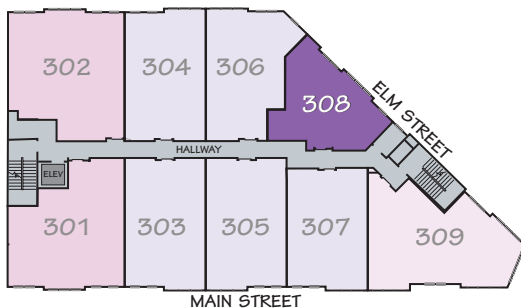
**UPPER LEVEL PLAN**



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**BEACON ON MAIN-THIRD FLOOR**

■ -2 BEDROOMS, 2 BATHS & LOFT   ■ -2 BEDROOMS, 2 1/2 BATHS & LOFT   ■ -with DEN

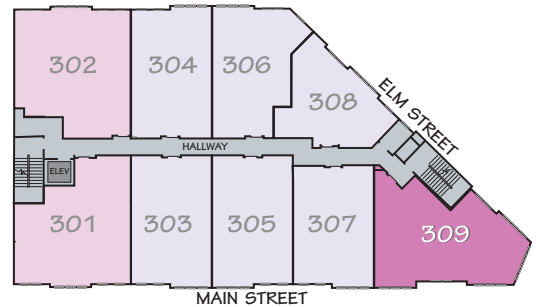


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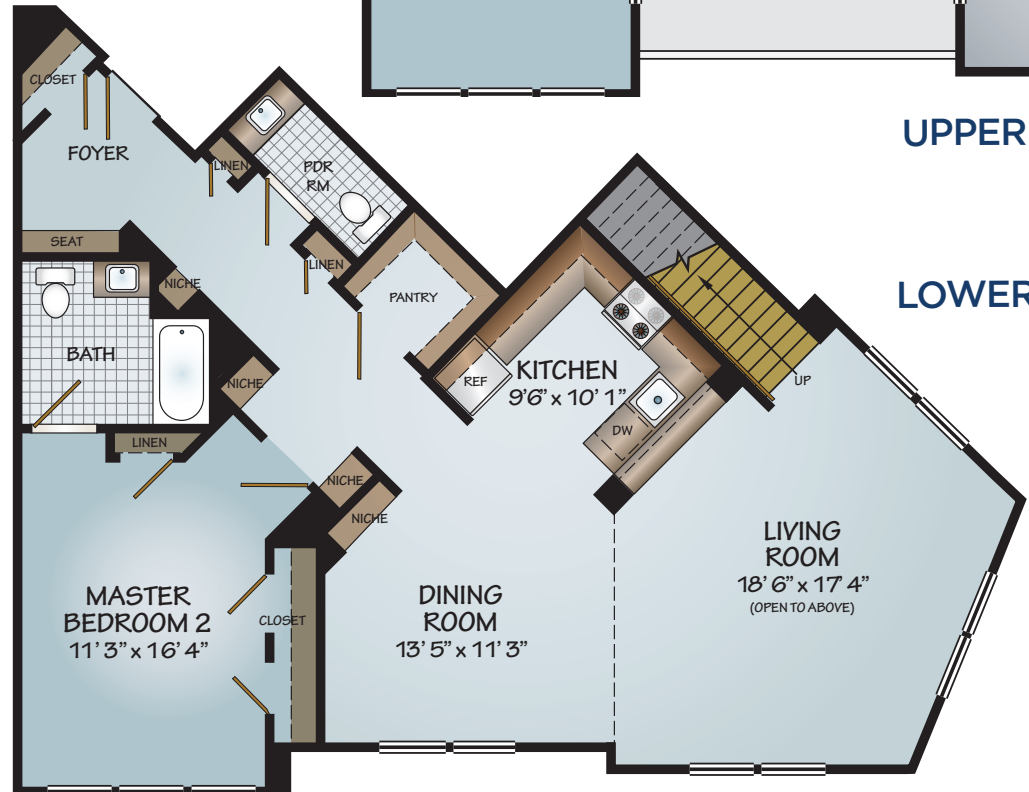
# • UNIT 309

**2 BEDROOMS, 2½ BATHS  
LOFT & TERRACE**  
Approx. 2,130 sq. ft.  
+153 sq. ft. Terrace

BEACON ON MAIN-THIRD FLOOR  
 -2 BEDROOMS, 2 BATHS & LOFT  
 -2 BEDROOMS, 2½ BATHS & LOFT  
 -with DEN



**UPPER LEVEL PLAN**



**LOWER LEVEL PLAN**



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