

**LIVE and
PLAY in...**

Mountain Haven

AT SMALLWOOD, N. Y.

A Mountain Lakes Vacation Paradise of Over 1,200 Home in the Catskills, Less than 2 Hours from New York City.

Breathe Clean... Breathe Deep... Breathe Easy!

Mountain Haven at SMALLWOOD, N.Y.

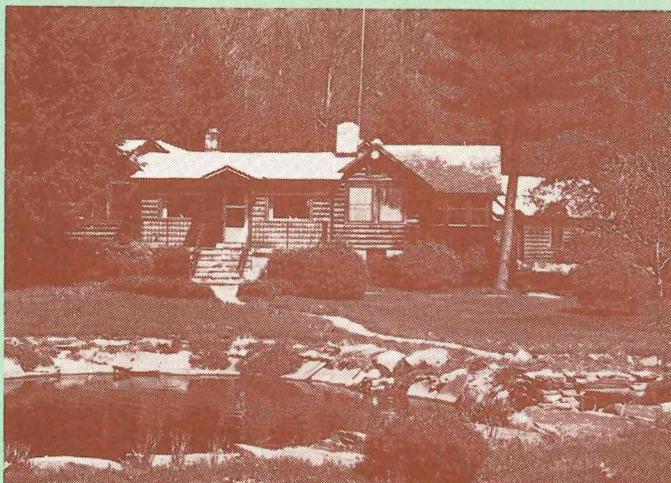
IN THE FAMOUS CATSKILL RESORT AREA NEAR MONTICELLO

Weekends, Vacations, All-the-Year-'Round Perfection!

Forget all your preconceptions about mountain lake resorts. Mountain Haven is the only community of its kind within 200 miles of New York. A completely private residential community, more than 1200 homes are built and occupied — many of them the year 'round. All roads are paved and town maintained; all utilities are in and available throughout the community.

This is the Catskills at their brilliant best... 8 square miles of woodland paradise. The social center is a huge, country style lodge with bar, restaurant, social halls, etc.; two store centers, private mile-long lake, private sandy beach, private golf course... even 1800 acres of private hunting preserve and game sanctuary.

**TRULY...THIS IS THE PERFECT PLACE FOR YOUR FAMILY'S
SUMMER AND WEEKEND RECREATION, FOR RESORT LIVING AT ITS BEST,
FOR RETIREMENT TO A LEISURELY COUNTRY LIFE**



Many luxury, year-'round estates occupy superb homesites at Mountain Haven... highlighting the great variety of vacation and summer homes that offer such a delightful variety of tastes and needs.



At Mountain Haven, you can build a home that fits your exact taste, needs and budget. Our staff of experts will help you select from a wide choice of plans, specifications and finance plans.

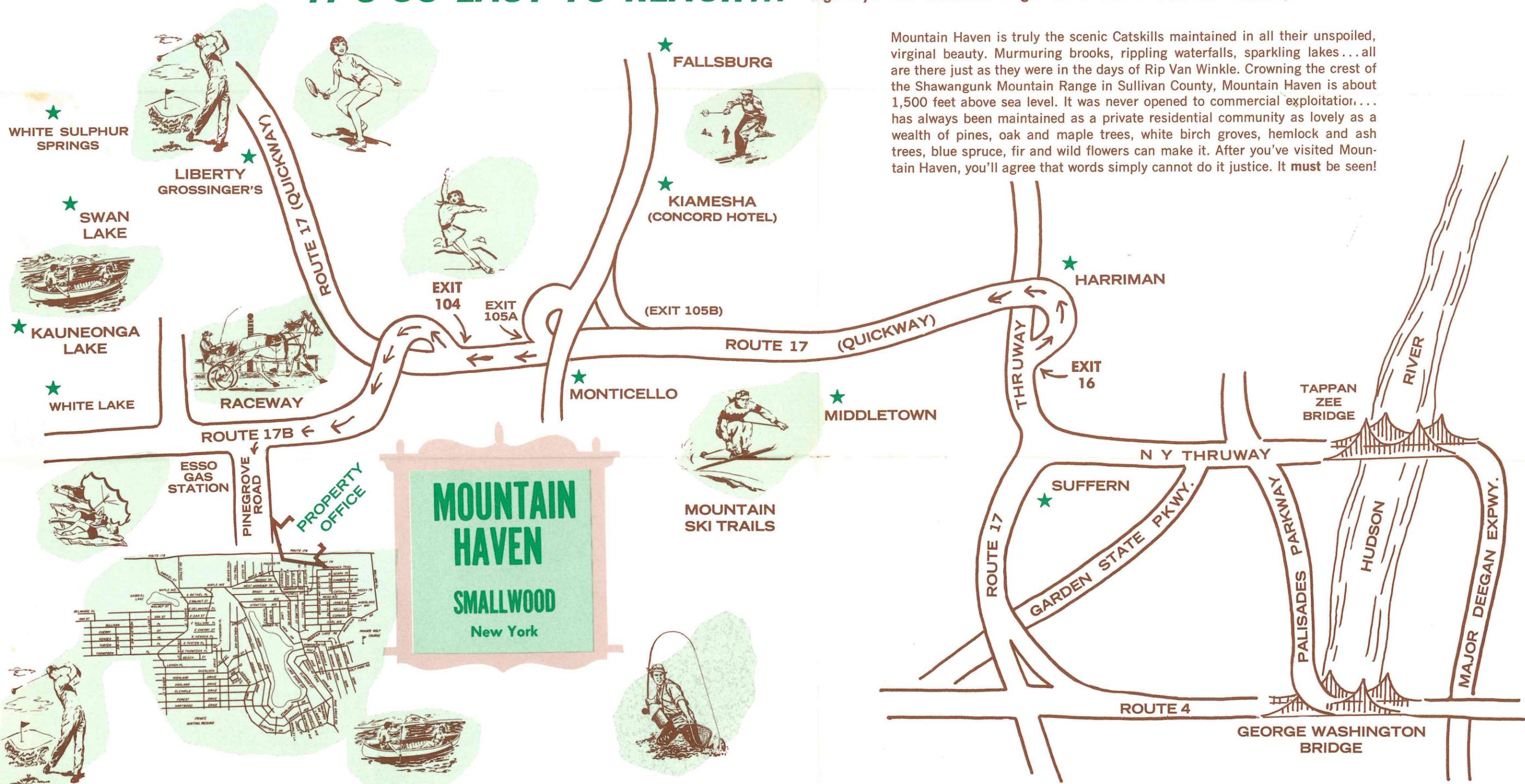
A Holiday World...

of LEISURE, LOVELINESS, LUXURY...

IN THE HEART OF NEW YORK'S FINEST AND MOST ACCESSIBLE RESORT AND RECREATIONAL AREA

IT'S SO EASY TO REACH...

... less than 2 hours easy driving from New York City over wide, scenic highways. Just remember to get off at EXIT 104 on the Quickway.



Mountain Haven is truly the scenic Catskills maintained in all their unspoiled, virginal beauty. Murmuring brooks, rippling waterfalls, sparkling lakes... all are there just as they were in the days of Rip Van Winkle. Crowning the crest of the Shawangunk Mountain Range in Sullivan County, Mountain Haven is about 1,500 feet above sea level. It was never opened to commercial exploitation... has always been maintained as a private residential community as lovely as a wealth of pines, oak and maple trees, white birch groves, hemlock and ash trees, blue spruce, fir and wild flowers can make it. After you've visited Mountain Haven, you'll agree that words simply cannot do it justice. It **must** be seen!

Mountain Haven at Smallwood



For the angler, as for the hunter, Mountain Haven is an all-year-round paradise because it abounds with the fish and game that lure and challenge the sportsman.

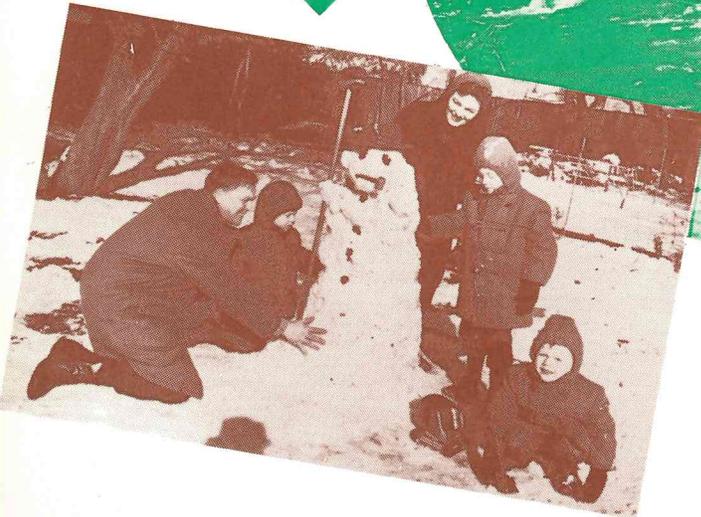


The fairways of the private golf links have attracted foursomes throughout a long season and always are maintained in the championship condition that is traditional at Mountain Haven.

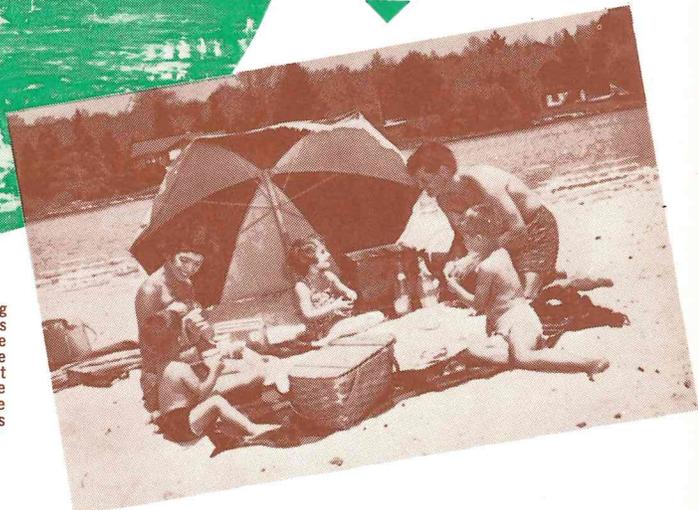


Snow sports are becoming ever more popular and nowhere can they be enjoyed more than at Mountain Haven where Nature seems to have conspired to offer all that is delightful in every season.

A private beach with powdery sand and all the facilities for summertime pleasure is only one of the inducements that have made Mountain Haven the wonderful summer and winter resort it has become.



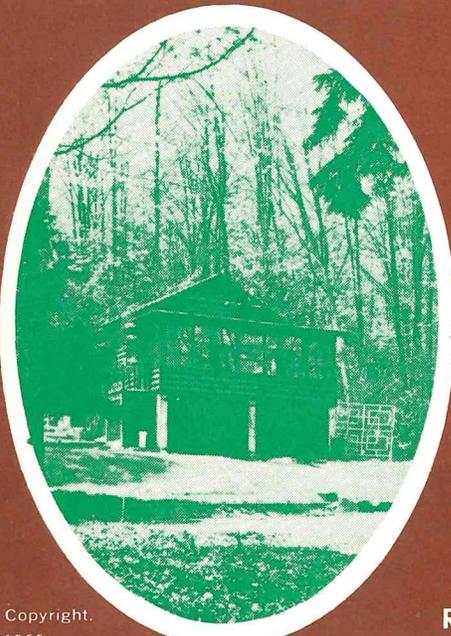
Rippling, tumbling brooks amid the birches and pines enhance the serene vistas that make Mountain Haven at Smallwood one of the charm-spots of a state that is famous for its natural beauty.



**EACH YEAR SMALLWOOD BECOMES
INCREASINGLY ATTRACTIVE...
EACH YEAR PROPERTY VALUES
INCREASE!**

Only a recent change in management makes possible this public offering — the first in many years. Choose from a wealth of beautiful building sites of varying sizes. Some are in cool woodland glens near tumbling brooks...high scenic hillsides with panoramic vistas...gorgeous lake front or lake view sections within walking distance of the golf course and shopping areas. And every homesite is on a paved road...utilities are waiting to be tapped...you're ready to build right now. A variety of building plans are available for every need...summer homes, vacation or weekend cottages, year-round or retirement homes. Come see Mountain Haven...and come prepared to fall in love with the clean, fresh mountain air, the scent of pines, the clear blue skies...a blessed relief from the dirt, dust and smog of the crowded city.

JUST LOOK AT THE MAP... and see how easily you can get to Mountain Haven. Do yourself a favor...drive up tomorrow or this weekend. We are always there to welcome you!



Mountain Haven

at SMALLWOOD
P.O. BOX 1
SMALLWOOD, N. Y. 12778

Telephone:
(914) 583-4041

New York City Office:
55 WEST 42ND STREET
(212) 736-3340

RESORT ESTATES, INC. • EXCLUSIVE SALES AGENT