

Watermark Point's traditional brownstones comprise one of six neighborhoods that work beautifully together to create The Reserve. Others include:

Glenville Neighborhood The clapboard, shingle-style luxury townhomes define the traditional charm of this New England style neighborhood.

Fort Plain/Brewerton Neighborhoods With their ponds, gracefully curving streets, and cul-de-sacs, these predominately patio home neighborhoods are a statement of a classic Norman Rockwell streetscape.

Waterford Neighborhood Reaching deep into open green space, Waterford is filled with estate-sized parcels designed to graciously accommodate 3,000 to 6,000 square foot custom-built homes.

Watermark Point Loft Condominiums Carefully balancing history with contemporary style, Watermark Point is comprised of luxury lofts creating an urban residential space that runs adjacent to the Erie Canal.

The Watermark Reflecting the grandeur of Rochester's East Avenue mansions, this distinguished six-unit architectural masterpiece with delightful views of natural beauty anchors tree-lined Watermark Point.

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Welcome to the Watermark Point Neighborhood at The Reserve

Featuring contemporary lofts and traditional brownstones, Watermark Point has the best of both worlds: a tree-lined, upscale urban design, accented with decorative street lights coupled with the fresh air and natural views afforded by more rural locales.

AN ANTHONY J. COSTELLO & SON DEVELOPMENT

INTRODUCING THE

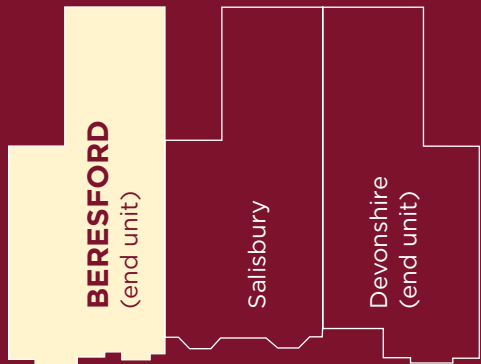
Beresford Brownstone *at Watermark Point*

Anchoring one end of three traditional brownstones, the Beresford offers ample living space wrapped in timeless style and historic brownstone design. The Beresford is perfect for families, couples, or retirees seeking a fashionable, urban living environment. Stately columns, archways, and window seats are beautifully enhanced by its abundant natural lighting.





Watermark Point's traditional brownstones are filled with high quality architectural details that establish a neighborhood rooted in history but built in the spirit of successful urban dwellings. A first floor master bedroom along with front and back covered porches, courtyard, and open floor plan are a few of the brownstones' trademark features.

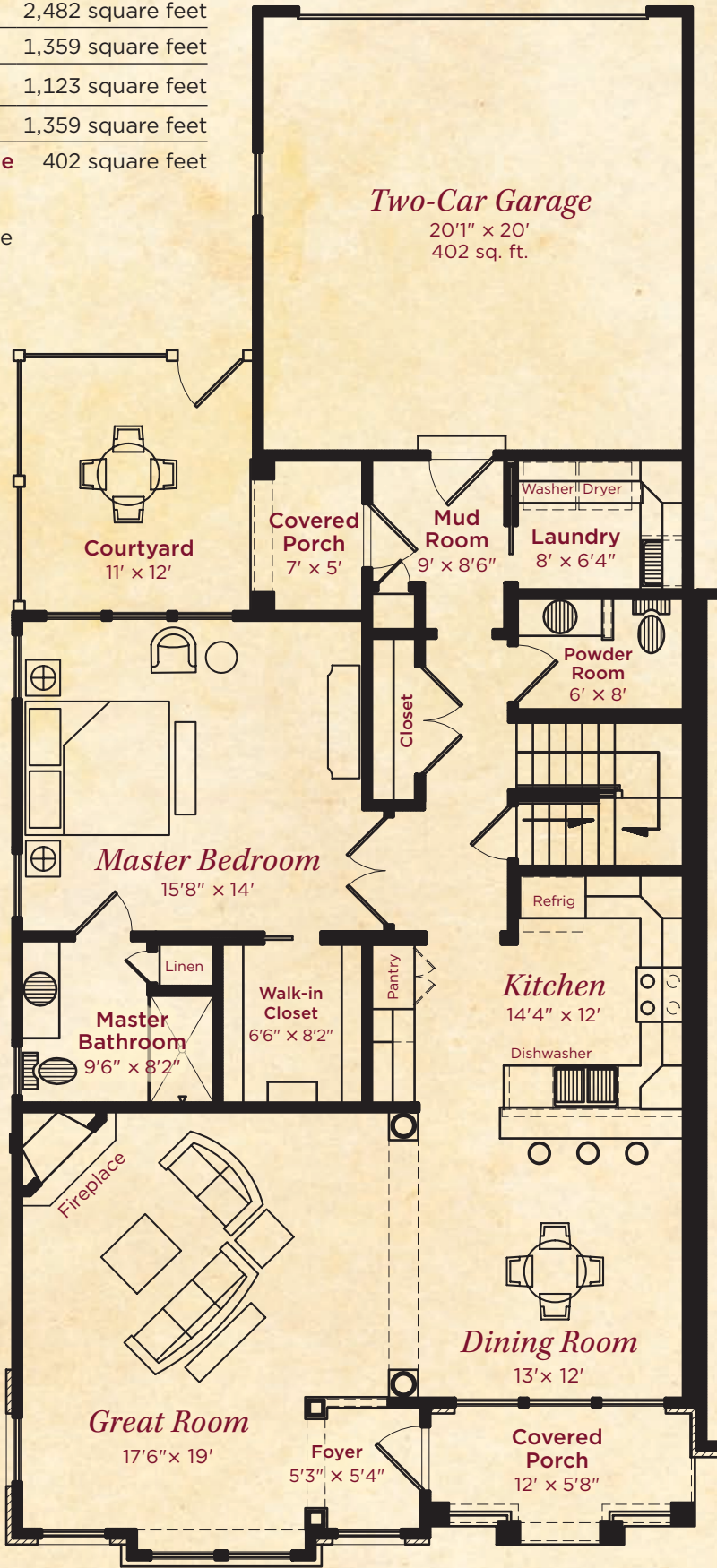


Floor plans and detailed information on other Watermark Point brownstones are available upon request.

Total Living Area	2,482 square feet
First Floor	1,359 square feet
Second Floor	1,123 square feet
Basement	1,359 square feet
Attached 2-Car Garage	402 square feet

- 4 Bedrooms
- First Floor Master Suite
- 3½ Baths

FIRST FLOOR



Discover Your Style

In addition to being filled with the design details that are standard with every Beresford brownstone, this particular furnished model is enhanced with select special features and upgrades demonstrating the creative flexibility found within The Reserve's homes. As you explore this Beresford model, let yourself dream of your perfect place.

- Reddish dark browns, creamy browns and alabaster trim immediately establish a sophisticated, traditional feel.
- Second level floor-to-ceiling built-in oak bookcase.
- Plinth block details around windows and door archways.
- Partially finished basement includes a wine room, entertainment/media area, and exercise room.
- Decorative tile seam in bathroom with tile surround.
- Designer-selected wall coverings.
- Upgraded floor and crown mouldings throughout.

SECOND FLOOR

