

VINEYARDS  
*at* BROOKFIELD

*Welcome to  
Club Freedom!*



  
**VINEYARDS**  
at BROOKFIELD

# *Welcome to Club Freedom!*

LONG ISLAND'S NEW RESORT-STYLE COMMUNITY FOR ACTIVE ADULTS 55+

As you gently enter the private, tree-lined road that leads to The Vineyards at Brookfield, you'll know you've arrived at an extraordinary place.

Here, you'll find a new way to live on Long Island, with the perfect balance of sophistication, comfort and convenience. Our luxurious new residences are set in a beautifully landscaped, gated community, conveniently located just minutes from an outstanding variety of shops, restaurants, entertainment and cultural offerings.

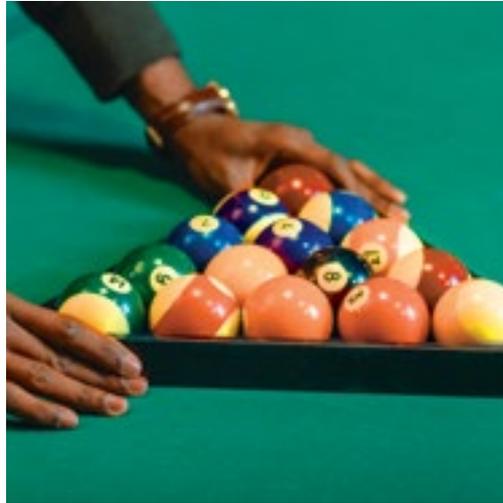
From exquisite homes designed with refinement and comfort in mind...to the exceptionally appointed Vineyards Club offering relaxation, recreation and all the social activities you desire, The Vineyards at Brookfield provides resort-style living that is simply unparalleled.





Our spectacular 6,000+ square foot Vineyards Club is truly the centerpiece of our community, offering every amenity you can imagine, providing you with the resort lifestyle you've been dreaming about.

# *The resort lifestyle you've been waiting for*



GRAND, ELEGANT, WARM AND INVITING, THE VINEYARDS CLUB WILL FEATURE:

- Concierge/Lifestyle Coordinator
- Great Room with Fireplace
- Club Room and Bar
- Card Room
- Elegant Lounge
- Billiard Room
- Catering Service Kitchen
- State-of-the-art Fitness Center
- Locker Rooms with Showers
- Yoga & Aerobics Studio
- Heated Outdoor Pool
- Bocce Courts
- Pickleball Courts
- Outdoor Patio & Barbecue
- Clubs, Activities & Events

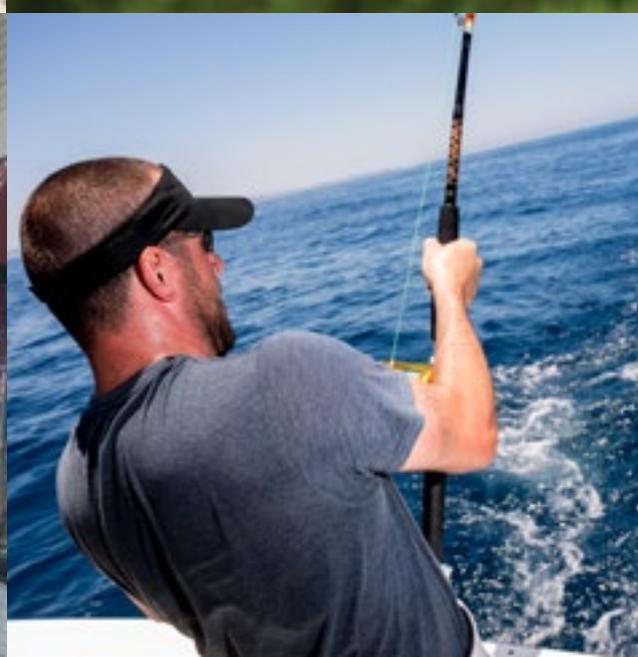
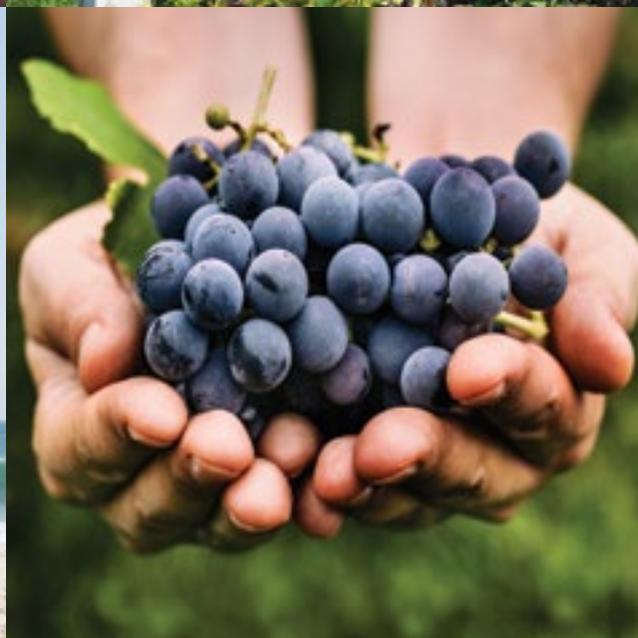


*For the way you want to live*



THE BROOKFIELD RESIDENCES ARE UNIQUELY DESIGNED TO ENSURE REFINED AND RELAXED EVERYDAY LIVING.

A variety of townhomes and condominiums are available to meet any preference or lifestyle, providing all of what you need... and more of what you want. No more mowing the lawn or shoveling snow. Enjoy sophisticated, comfortable living both today... and in the years to come. Homes include spacious, open living areas and posh main-level master bedrooms with walk-in closets...to optional elevators for some upper-level homes. Design your new home to suit your taste, from custom-designed kitchens and bathrooms, to optional fireplaces and a host of decorative furnishing options. Residences feature plenty of storage space, with homes offering abundant closets, basements and garages. Choose from our exclusive collection of spacious floor plans to accommodate your lifestyle needs and desires.





*L*iving is easy at The Vineyards at Brookfield. Located in the picturesque south shore town of Center Moriches, your home sits on 25 acres of land surrounded by tranquil woods.

Purposely positioned on a quiet road with easy access to Long Island's major thoroughfares, you won't have far to go to enjoy local amenities. Take a stroll along the area's sandy beaches or board a local fishing boat for a change of perspective.

## *A community you'll want to call home*

Seasonal and holiday events dot the calendar throughout the year and of course, in Center Moriches you're at the gateway to Long Island Wine Country where there's always something going on.

Convenient shopping is plentiful in the village and there are 150 stores at nearby Tanger outlets. Want to golf? Pine Hills Golf Course and the Rock Hill Golf and Country Club are just a three wood away. Satisfy your taste for culture by experiencing the Westhampton Beach Performing Arts Center, self-proclaimed as Long Island's Intimate Spot for Big Performances.

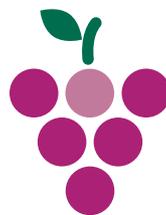
THE VINEYARDS AT BROOKFIELD.  
EVERYTHING YOU NEED AND EVERYTHING YOU WANT.

# ORNSTEIN LEYTON COMPANY

## *brings a unique vision for homebuilding*

THE VINEYARDS AT BROOKFIELD IS THE LATEST COMMUNITY TO SPRING TO LIFE FROM THE  
AWARD-WINNING, CREATIVE VISION OF ORNSTEIN LEYTON COMPANY

For nearly three decades, Ornstein Leyton Company (OLC) has achieved a successful, award-winning track record of Building Excellence that's second to none in the construction and development of real estate properties throughout Long Island, Westchester and New York City. Following on the heels of successful projects that include The Vineyards at Blue Point, The Vineyards at Moriches, The Vineyards at Miller Place, The Isabella, and Three Village Green, among many others, The Vineyards at Brookfield will provide truly exceptional residences and an extraordinary lifestyle for all who live here. The success of OLC can be attributed to the commitment and vision of founders Alec Ornstein and Scott Leyton. They have located and maximized the potential of properties in and around the New York Metropolitan area, developing hundreds of homes and commercial properties. OLC always works to ensure responsible development, with green building techniques and features that help save costs and our environment. Their award-winning homes provide a wide breadth of styling and design, attention to detail, and a dedication to quality that makes every residence one you'll be proud to call home.





Ornstein Leyton Company founders Scott Leyton (left) and Alec Ornstein



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CENTER MORICHES, NY

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The complete offering terms are in an Offering Plan available from Sponsor. File No. CD18-0222  
Vineyards at Brookfield Property Owner LLC. 210 Brookfield Avenue, Center Moriches NY 11934

