

The Record

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Luxury rental community, Quin Sleepy Hollow, already 50-percent leased



Floor-to-ceiling windows, two-toned European cabinetry, chef-inspired kitchens and luxury baths create a feel of upscale urban condominium living at Quin Sleepy Hollow.

PHOTO COURTESY OF JMF PROPERTIES

The first phase of Quin Sleepy Hollow, the latest luxury rental community by JMF Properties in the emerging transit village of Plainfield, NJ, has surpassed its '50-percent leased' benchmark since grand opening in the fall. Thanks to its head-turning design and value price-point starting from the low \$1,800s, the project has achieved impressive success as first renters flock to take advantage of limited-time incentives in an exciting up-and-coming transit location. "Leasing absorption at Quin has been consistently strong since opening," said Joseph M. Forgione, principal of JMF Properties. "Renters have embraced this new home opportunity wholeheartedly from day one. It is a testament that we've hit a meaningful sweet spot in the marketplace: in our community's design, lifestyle offering, and in value."

He added that Plainfield's growing popularity as a live-work-play destination, coupled with Quin Sleepy Hollow's unique attributes such as its generously-sized floor plans, condo-style appointments and robust amenity offering, have contributed to the development's success. "There was a tremendous buzz surrounding this community before it even opened," Forgione continued.

"Since then, the response from renters has certainly backed up the hype. We are beyond humbled and look forward to offering this one-of-a-kind lifestyle experience to even more new residents as we approach full occupancy."

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T 201.876.3100 • F 201.876.3111 • 1401 Washington Street, Suite 300, Hoboken, New Jersey 07030 • www.cahncommunications.com

Located at 1400 South Ave., between two train stations on NJ Transit's Raritan Valley line, Quin Sleepy Hollow offers renters the opportunity to live luxe for less in an exciting location that offers an easy commute and proximity to local shops, restaurants and downtown destinations.

The brand-new one- and two-bedroom residences boast a number of stand-out details that liken the project to upscale, urban condominium living, including floor-to-ceiling windows, two-toned European cabinetry, chef-inspired kitchens and luxury baths. They also feature ninefoot ceilings, plank flooring throughout the living areas, white quartz countertops, Kohler plumbing fixtures, central heating and air conditioning, and an oversized, front-loading washer/dryer combo.

Reviews from the community's new residents have been extremely positive.

"The building is super modern and clean.

I feel like I am living in a New York City apartment," said Dori D'Aloisio, one of the building's first residents, who recently relocated from Springfield. "I love the way they designed it. Everything is new and fresh, and size wise, it is just the right fit.

The layout of the apartments make you feel like you have a ton of space. It was definitely the right choice for me."

Den options, private garage parking, additional resident storage and private outdoor space are also available.

Grand opening incentives are still being offered for a limited time, with additional incentives available to select local business employees, civil servants, and teachers.

Residents of Quin Sleepy Hollow enjoy access to more than 10,000 square feet of exclusive lifestyle amenities designed to enhance the experience of living well.

They include a resident lounge with billiards, library, a theater/screening room, business center, state-of-the-art fitness center, meditation room, yoga and spin room with virtual fitness training.

Outside, an outdoor lounge with double-sided fireplace, courtyard seating area, barbecue grills, and a bicycle library provide the perfect combination of indoor/ outdoor living. The pet-friendly community will also feature a bark park. In addition, a newly-constructed park just next to the community on South Avenue will be home to future cultural events, local artist performances, and outdoor concerts.

Additional conveniences and services include package concierge lockers and car charging stations.

Quin Sleepy Hollow is located in a historic section of Plainfield along the borders of Fanwood and Watchung. A neighborhood that's always been known as a place of connection, Plainfield is a tightknit community steeped in culture and a unique sense of pride. Surrounding Quin Sleepy Hollow, residents have walkable access to neighborhood shopping, dining and service businesses.

Residents of Quin Sleepy Hollow have a number of transportation options available. Both the Netherwood and Fanwood train stations offer a direct commute to Newark Penn Station, or to Jersey City, Manhattan, and other locales along the Hudson River waterfront via transfer. In addition, nine bus routes offer key access to and from major corporate centers spanning from Westfield to Somerville and throughout the region, with 35 buses offering direct service to Newark and 39 buses headed for New York City on any given weekday.

By car, the community offers easy access to many major highways.

For more information about leasing opportunities, visit www.QuinSleepyHollow.com or call 908-540-0400.

