



Monday, August 3, 2020

## Deveraux & Associates Designed Quin Sleepy Hollow to Welcome First Residents of Phase II in August



**Quin Sleepy Hollow in Plainfield – Courtesy: JMF Properties**

JMF Properties is at the forefront of a movement that is bringing enhanced vitality and new energy to an emerging transit village in Plainfield, NJ.

The developer's new-construction residential community, Quin Sleepy Hollow, delivers 212 luxury rental residences to a location near the Netherwood train station, where residents can walk to shops, restaurants and cafes along South Avenue or stroll the tree-lined residential streets of Plainfield's historic Sleepy Hollow neighborhood.

The Deveraux & Associates-designed community opened in the fall and was a big hit with renters looking to enjoy a new-construction residence that seamlessly blends urban luxury, suburban charm, and an amenity-rich lifestyle. Now the second phase of the community is leasing and will begin welcoming its first residents in August.



“Welcoming the first residents of phase two will be tremendously gratifying,” said Joseph M. Forgione, the founder and principal of JMF Properties. “Our team has invested an incredible amount of time and effort into the development and design process to ensure that the residential experience and quality of life we offer here is second to none. We look forward to sharing the finished product and are encouraged by the strong response since the launch of leasing.”

Phase two of Quin Sleepy Hollow was highly anticipated by prospective renters because of the incredible success of the community’s first phase. Both phases offer premium design, upscale amenities and modern interiors, with a combination of luxury and value that has hit a sweet spot in today’s market.

The number of new renters relocating to Quin Sleepy Hollow from urban markets has increased significantly in the past few months, according to Mr. Forgione. They are choosing the community for its ideal blend of urban luxury and suburban charm, where city renters can maintain their amenity-rich lifestyle in a more comfortable, spacious residential environment. With seamless highway access, abundant surrounding green space, attractive architecture and walkable access to nearby shops, dining, and two train stations, Quin satisfies the wish list for those looking to leave densely populated areas without sacrificing accessible conveniences.

“Many of our newest renters are moving from urban areas to be closer to family and friends here in Union County, and they are thrilled when they discover that a rental community of this caliber is available right here in Plainfield,” Mr. Forgione said.



Rental residences at Quin Sleepy Hollow are currently available from the \$1,800s. Renters looking for a quick move-in can still claim one of the remaining residences in the community's first phase.

Located at 1400 South Avenue, between the Netherwood train station and the Fanwood train station on NJ TRANSIT's Raritan Valley line, Quin Sleepy Hollow offers brand-new one- and two-bedroom residences with upscale interior spaces that liken the project to modern urban condominium living. Floor-to-ceiling windows, two-toned European cabinetry, chef-inspired kitchens and luxury baths are among the most enjoyed features. They also boast nine-foot 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.

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

Residents of Quin Sleepy Hollow enjoy access to more than 10,000 square feet of exclusive indoor/outdoor 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, yoga and spin room with virtual fitness training, and more.

Outside, an outdoor lounge with double-sided fireplace, courtyard seating area, and barbecue grills 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. 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 tight-knit community steeped in culture and a unique sense of pride. Once hailed the "Queen City", traces of Plainfield's heyday glory are evident in its epic historical mansions set upon wide-set suburban lots, built during the first half of the twentieth century for wealthy Wall Street tycoons who enjoyed Plainfield as an easy and bucolic escape from the big city. Today, a recent cultural and economic revival has perfectly primed this residential gem for a renaissance.

Surrounding Quin Sleepy Hollow, residents have walkable access to neighborhood shopping, dining and service businesses. A specialty coffee shop/cafe, a boutique fitness studio and a variety of eateries are all just a short walk from the community. Plainfield is home to a diverse array of restaurants that feature cuisine from all corners of the world, and just recently held its first Restaurant Week. Popular downtown destinations such as Westfield and Scotch Plains are also just a short drive away.

Residents of Quin Sleepy Hollow have a number of transportation options available to them. 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 thirty-five buses offering direct service to Newark and thirty-nine buses headed for New York City on any given weekday. By car, the community offers easy access to many major highways, including Route 22, Route 78 and the Garden State Parkway.

The onsite leasing center is open daily with virtual and in-person tours available, by appointment. To learn more about leasing opportunities at Quin Sleepy Hollow, visit [www.QuinSleepyHollow.com](http://www.QuinSleepyHollow.com) or call (908) 540-0400.

**Status:** Built

**Location:** Plainfield, NJ, US

**Firm Role:** Public Relations

**Additional Credits:** JMF Properties, Inner Views Interior Design, Besta LLC