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'WATERFRONT PROPERTY'



Well, we're into the mid-summer phase of the boating year and the challenges we all face as Boaters appear to be in a holding pattern.. The greatest issues we are dealing with are, of course the cost of fuel for our vessels and the continuous stagnation in our Economy. Each week that passes brings new prices at the fuel pump and there doesn't appear to be any economic relief in the near future. However, where some boaters see inclined to focus on the negative aspects of the situation, others see the positive side of the same scenario. If fuel costs and a sluggish Economy are going to make the difference between cruising your boat this summer or just sitting at the dock, perhaps it is time for us to look at Boating from a different perspective.

Let's change the concept and say that you are in the market for a new "place" that is affordable, not new but previously owned, in great condition and most important, on the water...You know that you can't afford the sky-high prices of a new "place", but you do have a reasonable budget for your purchase. Now, start looking for ads that feature concepts like the following:

**FOR SALE on the HUDSON RIVER
WATERFRONT CONDO BUILT IN 1989
2 BEDROOMS, 1 BATH W/SEPARATE SHOWER,
SPACIOUS LOFT, LARGE DECK.
PRICED TO SELL AT \$98,500.**

This boat is a **42' CRUISERS EXPRESS BRIDGE** w/ twin diesels. It features 2 staterooms, a large "bathroom", complete "kitchen", dining area and a huge "living room". It also has a second level "loft" with seating for 12 people AND a great deck for entertaining guests. Best of all it is move-in ready and waiting for the new Owners to begin to enjoy sitting on that deck with their favorite beverage watching the sun setting over the river...Now remember, this waterfront property actually MOVES. So, when you have a desire to watch the sun set over the Catskills or Montauk you can "drive" your condo to that new location. If you have ever lived in a neighborhood with one or more "undesirable" neighbors you probably have to make sacrifices and compromise your desires to get along. With this waterfront property, all you have to do is move to another location (slip), not sell your home and move away.

Perhaps your budget is a bit more modest than the previous listing but you still want most of what the other property has to offer. Here's one that might interest you

**FOR SALE on the HUDSON RIVER
WATERFRONT PROPERTY, BUILT IN 1994
1 BEDROOM/ 1 BATH,
CONVERSATION PIT, A/C,
FULL KITCHEN w/DINING AREA
ONLY \$34,900.**



This boat is a **32' CRUISERS ESPRIT** and is just perfect for a couple or a young family on a limited budget.



Wouldn't you pick-up the phone and call the listing above to make an appointment to see this fabulous property? Is it too good to be true ?? Not at all! This "waterfront property" has everything a land-based condo or townhome has and more because it's actually a **BOAT** !!!

We've enjoyed some fun with these real estate-like listings, but they really do exist. See what they have to offer in my **Hudson Valley Yacht Brokers Ad** in this magazine. You'll find a great selection of 'properties' with great prices that we hope will help you make a decision to buy "real" waterfront property. Hope to see you on **your "waterfront property"**.