

# Cross Creek Experts

The Power of a Team!

Fall 2014, Issue 1



*We are proud to announce that effective September 27<sup>th</sup>, 2014 we are affiliated with Prominent Properties/Sotheby's International Realty (PPSIR). Sotheby's prominence in the real estate field and brand name will enable us to further market your property to an even broader base. Their YTD record of sales in Englewood alone exceeds 50% and the year is not over yet! We look forward to continuing to meet your real estate needs and exceeding your expectations.*

Prominent  
Properties

Sotheby's  
INTERNATIONAL REALTY

THE  
CCP TEAM  
The Power of a Team



**Norma has been involved in the business of real estate for over 10 years. She specializes in a variety of Real Estate transactions. She received the 2013 Circle of Excellence (Bronze) Award, and is a**

**Certified Negotiation Expert (CNE), & Short Sale & Foreclosure Expert, just to name a few... Her strong negotiating skills have afforded her in providing her sellers and buyers in obtaining the BEST price for their sale or purchase.**

201.647.3603  
homes@normabonilla.com



**Fran has been active in Cross Creek since 1989--- first as the Property Administrator (10 years) and concurrently as a Realtor. She has always been the "go to" person for almost everything at CCP. She has been referred to as having a**

**"PhD" in CCP and her numerous transactions are a testament to that.**

201.638.7619  
francrosscreek@msn.com

**Together this CCP Team has sold more properties in Cross Creek than anyone else!**

**The Power of a Team!**

**SELLING, LEASING or PURCHASING a New Home???**

**Call us Today as we are Always ready to service your Real Estate needs.**





## Cross Creek Then...

The site of the Cross Creek Pointe complex in Englewood holds a special place in U.S. Open history.

Exactly 100 years ago, the Englewood County Club became the only N.J. course to stage a U.S. Open championship. It was considered one of the finest in its day, having already staged the then more prestigious U.S. Amateur, and was developing a championship pedigree all its own.

Then began its slow descent into the golfing abyss as the E.C.C. inched closer to the end of its life.

Pieces of the land were auctioned off to settle debt. Then in the 1960's the big blow came—N.J. Turnpike extension to the nearby George Washington Bridge was going to cut right through the Club's property.

The only parcel pointing back to the E.C.C. time on this earth is a little winding street in the adjacent town of Leonia, called Golf Course Drive. The fairways and greens where George Sargent set a record for tournament scoring, with a 290, are no longer visible.

In its day the E.C.C. was known in the area for having a fairly elite membership list. US. Senator Dwight Morrow was an original member, and was a big hang out for celebrities and athletes: Joey Bishop, Buddy Hackett, Billy Martin, and Rocky Graziano were known to be frequent players. (It was also a favorite sledding hill for all the local kids during the winter!).

But 100 years ago, it was the center of the golfing universe—if only for a brief fleeting moment.

## Cross Creek Now...



A unique condominium complex situated on the rolling hills of Englewood in Bergen County, NJ.

There are 339 multi-level units, just 30 minutes from Midtown Manhattan and 5 minutes from the GWB. It has beautiful landscaped grounds and amenities including two tennis courts and outdoor swimming pool.

All units have a deck or patio, woodburning fireplace and laundry.

CCP is strategically located with access to two major highways (95 and NJ Rt 4), yet bucolic in its lifestyle. The City of Englewood, in which it's located, has a bustling, flourishing downtown with a large choice of restaurants and boutiques, a shopping center/mini mall with a large supermarket, a performing arts center—showcasing world class entertainment and a prominent hospital.



# Testimonials

## 14 Gentry Dr (Rental)

"Norma and Fran are highly qualified, hardworking real-estate pros who are able to get through often complicated sales issues in a proficient and timely manner. Their excellent communication skills and friendly, reassuring demeanor kept me informed every step of the way during the sale of my condo." CF

## 49 Fox Run Dr (Sold)

"You guys worked so hard to find me the PERFECT tenant! I truly think your marketing strategy helped me tremendously. Thanks, ladies, for a job well done!" SA

## 24 Cliff Dr (Sold)

"When I wanted to sell my unit at Cross Creek, there was no thought given as to whom to call. Fran and her partner Norma are the Go-to Realtors for the community, bar none! Not only do they have the most experience at CC by far, and thereby are always informed about the goings-on there, but most importantly, they are also most responsive to any needs and requests you may have. They will constantly keep you informed --you never have to reach out to them. Because of all this, I was totally comfortable in their hands." PH

## 20 Fox Run Dr (Sold)

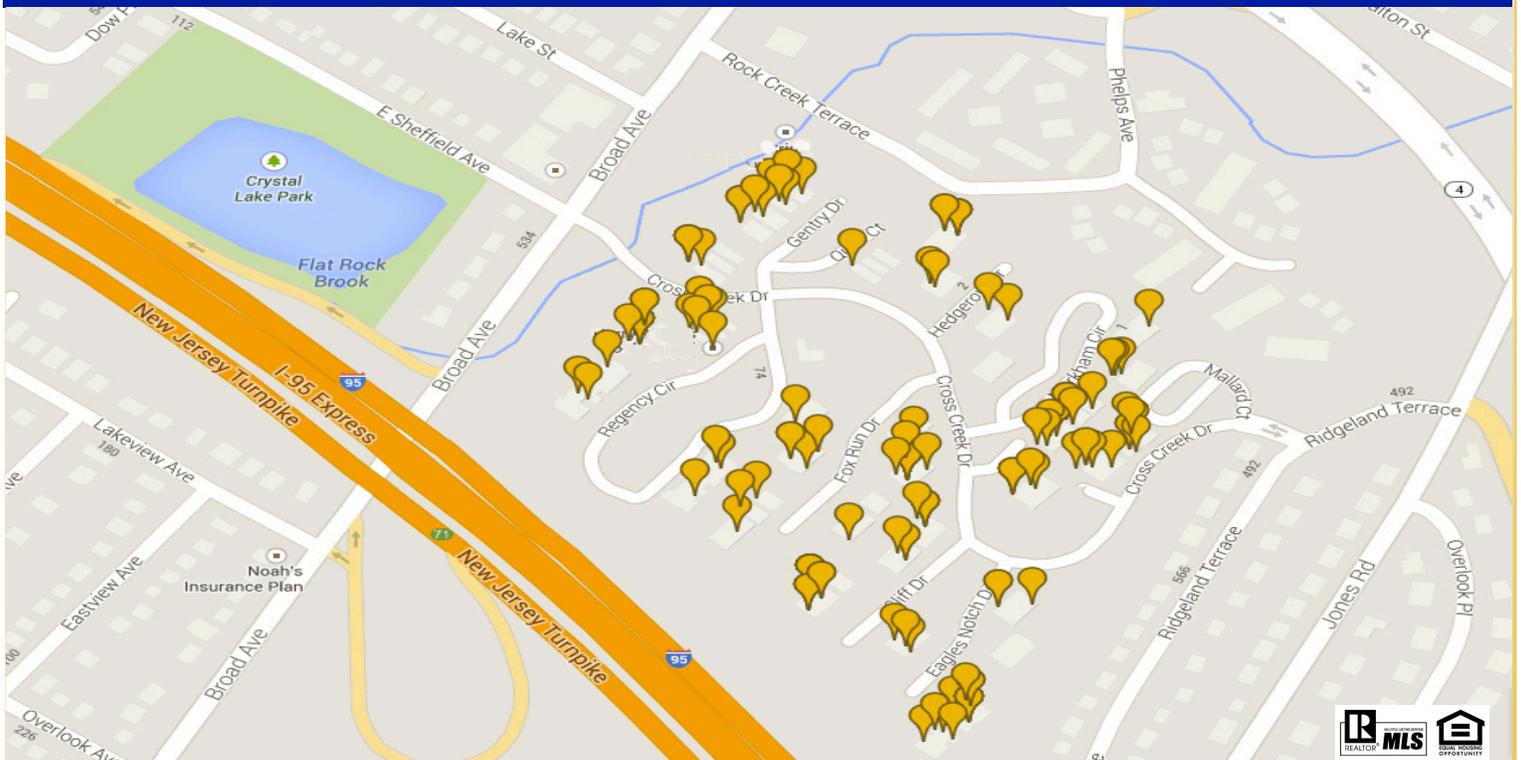
"With Norma and Fran you are getting 2 for the price of 1! They are truly a unique pair with varying degrees of experience that complement each other very well. Fran has a "PhD" in Cross Creek and no one knows the complex better. Norma has enhanced that insider knowledge with her varied background and unique tenacity. They both care deeply about their clients and that was evident throughout. They represented me very well and over delivered. Buying, selling, moving isn't easy, but they were there with me every step of the way, offering insight, support and solutions." SC

## 20 Gentry Dr (Sold)

"We closed! Thank you so much for all your hard work on this. We truly appreciate everything you did to get our condo sold. We know it wasn't easy getting comparables to justify our deal, but we just wanted to send you a note to say how much we both appreciated all your diligence". V&KS

## The Power of a Team!

**WE HATE TO BRAG, BUT BELOW ARE OUR CLOSED CCP TRANSACTIONS....**

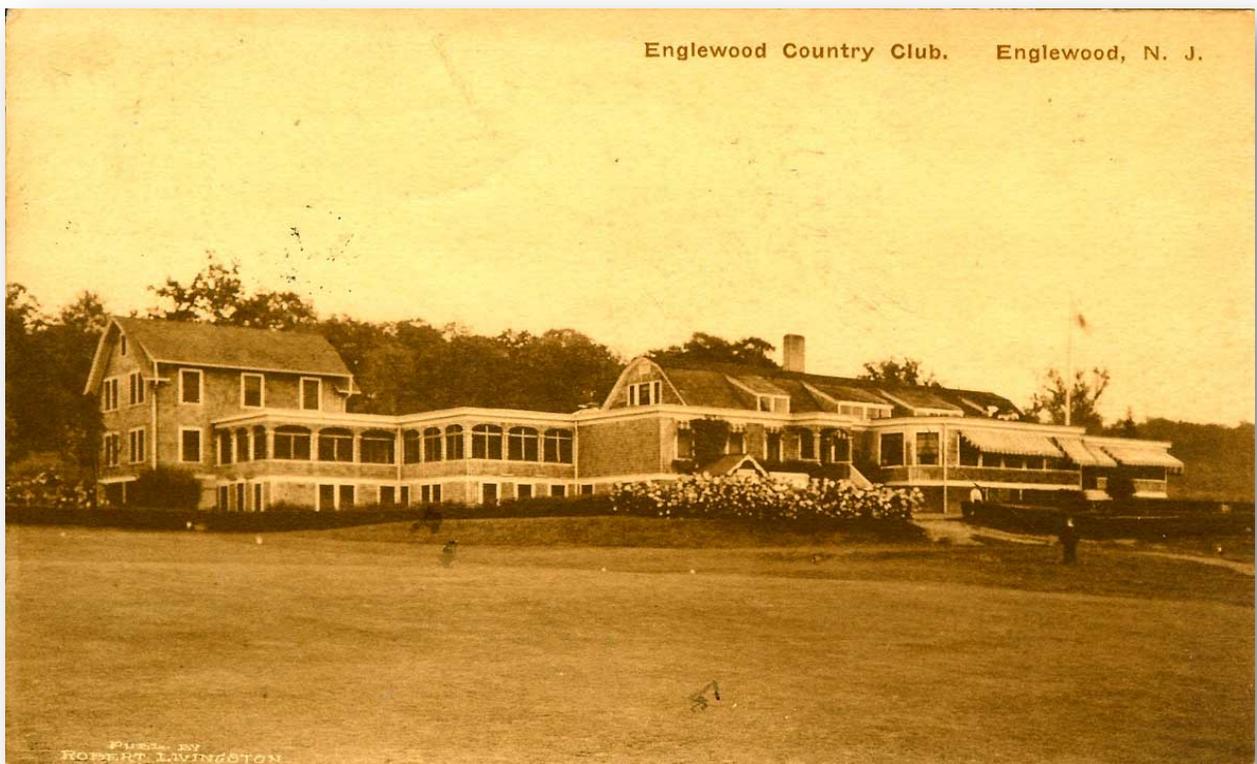


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**Do you recognize this place???**



**Answer inside.....**