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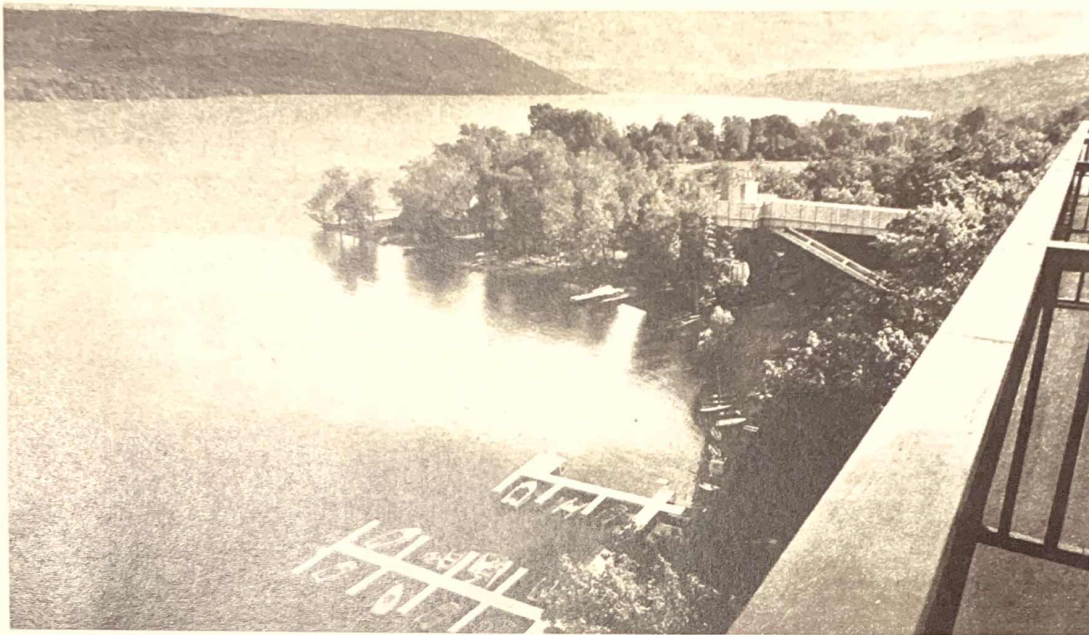
Bristol Harbour Village



Condominiums from \$50,000 with a Million-Dollar Lifestyle

A New Community on Canandaigua Lake

...Condominiums from \$50,000 to more than \$225,000



Bristol Harbour Village on the west shore of Canandaigua Lake is bringing the advantages of condominium living to a growing community of residents.

The luxurious condominium homes in this expanding development, only 40 minutes from Rochester, range in price from \$50,000 to \$73,500, with special custom interior design values as high as \$225,000. Townhouses are also available from \$42,000.

As a Bristol Harbour Villager, you have much to enjoy:

- the spectacular views, the nature trails, the beach and its gondola, the tennis courts.

- the special comforts that go with the condominium life style, such as the freedom from ordinary home maintenance cares.

- the equity and tax benefits of home ownership.

- the optional membership privileges of the yacht club, golf course, and indoor tennis club.

And, best of all, you get the glorious Bristol Hills with blue Canandaigua Lake at your feet.

Bristol Harbour is a planned community of more than 440 acres near Seneca Point, some nine miles south of Canandaigua. Village developers have decided to keep 96 per cent of the property permanently in open land, either as recrea-

tion space such as the golf course, or in its natural state as forest and watershed.

The condominium homes now being developed are close to the bluff at lake front, with foundations bedded into solid rock. These homes are designed with your choice of two, three, or four bedrooms, and incorporate advanced concepts of interior planning and technical improvements. All are acoustically isolated and individually air conditioned, and have all-electric kitchens, laundries, and heating systems. Wood-burning fireplaces, either free-standing or built-in, can be installed if desired. Master antenna television is available in each home.

The requirements for privacy and comfort, however, do not manage to shut out the presence of nature. Every home has a private balcony overlooking Canandaigua Lake, with wall-high sliding glass doors that bring the view into the living rooms and master bedrooms.

Each home has its private entrance, and covered garage space. But overall, the development lovingly acknowledges the topography and natural growth of the land on which it is built. Exterior design and materials were chosen with an eye for preserving the environmental values of the unique woodland location.

For your leisure enjoyment, Bristol Harbour Village has an impres-

sive array of natural and man-made recreational opportunities making maximum use of its picturesque rural site. Nature has been generous there, placing the lake at your door and the forested hills beside it. The hand of man has added Bristol Harbour's fine-quality championship golf course designed by Robert Trent Jones, now under construction with nine holes

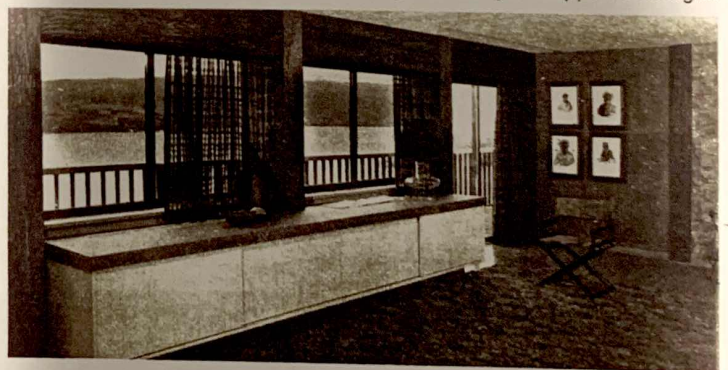
skaters. The well-known Bristol Mountain ski area is only ten minutes away.

Your neighbors at Bristol Harbour Village are an interesting and varied group, representing a broad range of ages and backgrounds. School-age children attend the ex-



cellent Naples Central School District system close at hand. Youngsters in physical education classes, in fact, are likely to find themselves returning to Bristol Harbour's recreation facilities for instruction in a unique cooperative program described elsewhere in this section. Ample shopping and cultural opportunities are available as well, in the towns and villages near Bristol Harbour.

Obviously, Bristol Harbour Village did not just happen overnight.



or more due for play next summer; tennis courts complete with bubble for year-round play, and the Yacht Club in summertime. Until the planned golf club with its recreational facilities is completed, an interim complex offers a clubhouse, swimming pool, and a basketball and volleyball court. This winter, the clubhouse will serve as headquarters for indoor tennis players, cross country skiers, and ice

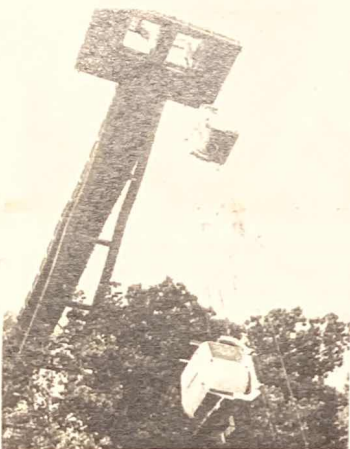
Land had to be purchased, unique master planning and environmental approvals had to be obtained. Bristol Harbour had to build its own water supply and treatment systems, its own master antenna television capability, and its own roads.

Frederick W. Sarkis, a Rochester native and now a resident, with his family, at Bristol Harbour, is the man whose vision has turned to reality there. Founder and now Chairman of the Board of Bristol Harbour Village, he is a vital, active, and searching man who fell in love with the Bristol Hills when he undertook development and expansion of Bristol Mountain Ski Center during the 1960's.

In 1967 he purchased the waterfront property that now is the Bristol Harbour beach. Later, noticing a "for sale" sign on the bank above, he scrambled to the top and turned to take in the magnificent panorama of the blue lake and the hills rising on all sides.

"I couldn't help thinking about sharing this beautiful site with people," he recalls, "and since moving skiers to mountain tops seemed easy, moving people down to a beach and back seemed even easier."

Today, Bristol Harbour Village has a unique vertical gondola that shuttles Villagers to and from the beach in only 60 seconds.



Sarkis and his associates had many barriers to cross before the dream turned to reality. Natural questions and doubts of long-established Canandaigua Lake cottagers and residents nearby had to be faced and answered. Bristol Harbour made every effort to become a good neighbor by establishing strict environmental criteria for the development. A multi-million-dollar sewage and water treatment plant is now a reality. Possible boating congestion at Bristol was forestalled by placing all boats under Yacht Club control.

When analysis determined that the average Canandaigua Lake dweller owns at least one and a half boats, it was decided that a fixed number of craft of all kinds—with special emphasis on sailboats—would be available at rentals as low as \$1 an hour to Bristol Harbour residents. Not only would this system be more convenient and economical for Villagers, but it would help preserve the purity and tranquility of one of the Village's finest assets, Canandaigua Lake.

"The system has worked well," reports Morry Storm, Bristol Harbour Yacht Club Commodore and veteran sailor. "There's never been a time when one of our people couldn't take a boat out when he wanted to. And with a docking ca-



capacity of 134 slips, we're in great shape to handle the Village needs."

Others have joined Sarkis in the Bristol Harbour dream. William H. Walker, President, is an architect, planner, and an authority on urban development, most particularly condominiums. He likes what he sees on the shores of Canandaigua Lake.

"Most multi-story condominiums are in dense metropolitan areas, or on crowded beachfronts. Bristol Harbour has the exciting difference of being in a rural area, yet having the urban qualities of a condominium in that it is only 40 minutes from downtown Rochester, nine miles from Canandaigua, and 25 minutes from Eastview Mall. And it has other features, such as the option for custom design, that are very unusual for condominiums in a rural area."

Turning the Bristol Harbour dream to reality was assured with the entry of Connecticut Mutual Life Insurance Company as a financial partner in May, 1972. In return for a 55 per cent interest in the development, Connecticut Mutual committed \$8 million to Phase

One of the construction of the condominiums and the recreational facilities. Upon completion of all phases, Bristol Harbour will represent a \$60 million investment. Like Sarkis and the other principals, Connecticut Mutual agrees that the environment and beauty of Bristol Harbour are assets that must be preserved. This basic accord on such a fundamental objective has meant that all planning, development and construction has proceeded with top-priority attention given to environmental factors.

The natural joy and freedom of the Bristol Harbour way of life are symbolized in a very special way by the Village's insignia, a colorful butterfly. In the summer of 1972, Sarkis was searching for an appro-

"The distinctive ornamental ironwork railings and stairways at Bristol Harbour Village were designed to allow the breathtaking view to come through while adding a special touch of grace and architectural elegance."

Tom-Tom Iron Works
5841 Conesus Lake Blvd.
Lakeville, N.Y. 14480
716-346-2774

"Serving Bristol Harbour Village and the entire Canandaigua community with fine lumber products from our new plant and facility in Farmington."

Rochester Lumber
2040 University Avenue
Rochester, N.Y. 14610
716-473-8080

"Creators of beautiful and step-saving kitchens at Bristol Harbour Village and throughout Upstate New York."

M & W Products Co.
1667 Penfield Road
Rochester, N.Y. 14625
716-381-7600

"Innovators in the development of pier systems that add to the enjoyment of boating and contribute to the conservation of waterways and shorelines."

Aqua-Matic Piers, Inc.
2828 S. 16th Street
Milwaukee, Wisconsin 53215
414-672-0220

"Bristol Harbour Village's climate conditioning and pure waters systems, plumbing, heating and air conditioning, for buildings 4 and 5, by Young Rochester Corporation, Water Treatment Contractors."

Young Rochester Corporation
620 Meigs Street
Rochester, N.Y. 14620
716-442-8660

"We take pride in the decorating services and the elegant, easy care carpeting we provided for Bristol Harbour Village."

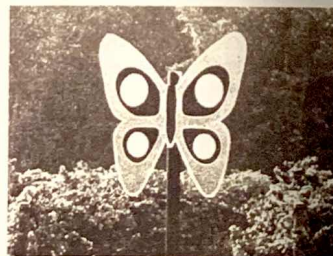
John Thomas Black & Assoc.
Canandaigua, N.Y. 14424
315-394-3293
315-394-5706

"General contractors for quality crafted mountain-side townhouses at Bristol Harbour Village."

Norman Lopez
Victor, N.Y. 14564
716-924-5017

"Enjoy the good life at Bristol Harbour Village, secure in the knowledge that your liability, property and marine insurance programs for your community are planned and serviced by professionals at Holohan."

Holohan Agency
730 Sibley Tower Building
Rochester, N.Y. 14604
716-232-5477



Bristol Harbour People

The people who created Bristol Harbour Village are pioneers in a very real sense: like the earlier settlers of this region, they have built a brand new community where none existed before.

The pioneers at Bristol Harbour are the men who had the original ideas: the planners and developers who laid the foundation for what was to come.

But they have carried the pioneer spirit a step *farther* than their predecessors did, for, instead of cutting the wilderness away, they have chosen to preserve it as an intrinsic part of their Village.

Then came the architects and engineers and consultants: the people who molded each piece of the vast enterprise and made all these building blocks fit together. Along with the builders came the staff, working simultaneously to prepare Bristol Harbour for the people who are really the most important of all . . .

. . . The residents themselves, who are fortunate enough to reap the benefits of a life-style made possible by those who came before.

Here is an introduction to some of the people who live and work at Bristol Harbour, helping to make it the unique community it is today.

The Planners & Builders



Frederick W. Sarkis, Chairman, is a Rochester native. At age 21, he helped found a food service company that evolved into a multi-million-dollar enterprise. In 1964, he entered the recreational service field by developing the popular Bristol Mountain Ski Center.

In the process, Sarkis became deeply attracted to the lovely Bristol region. Envisioning a community that would combine a new life-style with the seasonal pleasures of the Bristol Hills, he purchased scenic lakefront property near Seneca Point on Canandaigua Lake and committed all of his personal resources to its development. In 1972 Bristol Harbour Village received major assistance when Connecticut Mutual Life Insurance Company became a financial partner.

From the outset, Sarkis has held primary responsibility for environmental planning and government approvals. He intends to utilize his service and recreational management background to provide unique, fine quality services to all residents. He is an outstanding tennis player and an avid skier. With his wife and their five children, he has chosen to make his own permanent home at Bristol Harbour in a cliff-side condominium.



William H. Walker, President, with 25 years of construction experience and 12,000 condominium units to his credit, knows how to design and build a self-sufficient condominium community. At Bristol Harbour Village, he holds the ultimate responsibility for all planning, designs and construction, from initial grading to the completed condominium units, from drinking water to a master antenna television system. His unique skill is based on degrees in architecture and city planning from the University of California, and on his extensive professional background, including experience as builder-developer, project architect and manager for construction totaling \$300 million. His experience in top management and administration of condominium developments in seven states and several foreign countries has made him an expert in total environmental land use planning, and in the management of the men who make it a reality. Bill Walker, his wife, and their family now are residents of the Bristol community.



James A. Britton, Jr., who arranged for the joint venture between Connecticut Mutual Life Insurance Company and Bristol Recreation Systems, Inc., is a graduate of both the Wharton School of Finance and Commerce at the University of Pennsylvania and of the Graduate School of Mortgage Banking at Northwestern University. His career has ranged from mortgage analyst at Connecticut General Life Insurance Company to President of Dorman & Wilson, Inc., a large independent mortgage banking firm. He has both studied and taught courses related to real estate appraising and financing, and is a licensed real estate broker in New York and Connecticut. He now makes his summer home at Bristol Harbour Village.



William J. Nealon, Jr., Controller and Director, has an extensive background in accounting and related fields. He holds a bachelor's degree in business administration from St. John's University in New York City. His career has included a position as office manager and controller of a large Rochester real estate construction firm. A specialist in real estate accounting procedure and controls, he has assisted in control of construction valued at \$15,000,000 and real estate valued in excess of \$75,000,000.

The Design Team

An impressive array of skills and talents go into the creation of a well-planned and well-constructed development like Bristol Harbour. Each engineer, each architect, each consultant becomes an indispensable unit in the completed project.

The Rochester architectural and planning firm of **Jenkins, Wurzer, Starks** has served as Bristol Harbour's master planner and building designer, carrying responsibility for coordination of all design professionals. A. Allen Jenkins, whose experience includes design of large-scale land development projects and educational, commercial and industrial buildings, is the partner in charge of the Bristol Harbour project. He has practiced in Rochester since 1964. Thomas D. Wurzer, also a licensed architect, has been heavily involved in the planning, scheduling and cost control aspects of Bristol Harbour construction. His professional experience includes a position as manager of the architectural group at Xerox Corp. Although the architectural partnership is only four years old, it is already one of the largest in Rochester.

Harnish and Lookup, engineers and surveyors located in Newark, N.Y., have been responsible for the multi-million-dollar pure water facilities at Bristol Harbour, as well as for surveying the entire site. Paul Russell, a graduate of Rensselaer Polytechnic Institute in civil engineering and a specialist in water pollution control and water treatment plants, has designed one of the most progressive sewage treatment plants in the country at Bristol Harbour. Mark Johnson, licensed surveyor, is in charge of surveying Bristol Harbour.

Mechanical and electrical design for all Bristol Harbour buildings is being carried out by **Bettinger and Subar** of Rochester, consulting engineers. The development's total reliance on electricity for all its power needs has demanded particular attention from David Subar, licensed electrical engineer and graduate of the University of Michigan, who has been involved in many low and high-rise residential developments.

All utility lines are underground at Bristol Harbour. The consulting engineering firm of **Barnard and Maybeck,** in Rochester, has been responsible for utility design. Richard C. Stuewe has been in charge of overall planning of the system, which includes not only drinking

water, sewage and storm water lines, but also electricity, telephone and master antenna television cables. Stuewe was formerly associated with Xerox Corp., where he did all underground utility design for the Xerox Webster facility.

Raymond A. DiPasquale & Associates of Ithaca are the structural designers responsible for Bristol Harbour's unique vertical gondola and its supporting bridge. DiPasquale, a Rochester native who now lives in Ithaca, holds architecture and engineering degrees and licenses and has taught structural technology at Cornell University. Known as a progressive and dynamic man, he was one of the first in the business to utilize computers in structural technology.

The natural environment of which Bristol Harbour is so justly proud is being guarded and preserved in large part through the efforts of **Reimann and Buechner & Associates** of Rochester and Syracuse, landscape architects. Stephen W. Buechner, who holds degrees in both business administration and landscape architecture, has been in charge of overall landscape planning. On-site work at Bristol Harbour has been the responsibility of **David Crandall**, a graduate of the College of Forestry at Syracuse University. His work has involved the proper siting of buildings, locating roads, and maintaining a balanced relationship between the facilities and the natural environment.

The many legal matters associated with the creation of any large project are being handled for Bristol Harbour Village by the Rochester law firm of **Liebschutz, Sutton, DeLeeuw, Clark & Lewis**. Frank R. Montfredo, a partner in the firm, has held primary responsibility for writing and preparing the condominium offering plans, the Homeowners' Association offering statements, as well as preparation of applications for governmental permits, and the execution of purchase agreements, closing of condominium sales, and other real estate matters requiring legal attention.



The Staff



John M. Klapp



Morry Storm



Robert Barrow



Richard D. Colby



John J. Burke



Michael McNichols



John C. O'Donnell



Dennis Leger



Bernice Caprini



Burt Wasson

John M. Klapp, Director of Marketing, was formerly regional general manager of the New England States for a national food service company, responsible for \$10,000,000 in annual sales and more than 1,000 employees. He has an extensive background in operations and marketing, and at Bristol Harbour is responsible for overall direction of residential sales. A Rochester native, he attended St. John Fisher College and the University of Rochester. Before joining Bristol Harbour, he was associated with condominium developments and maintained his own consulting business in Hawaii. He now resides with his family at Bristol Harbour.

Morry Storm, Director of Public Information and Advertising, was founder and past president of a leading advertising firm in Rochester, N.Y. Before joining Bristol Harbour, he was vice president of marketing for the Mt. Snow Development Corp., and president of Mt. Snow Airways. He has been a member of the Board of Directors of Golf and Ski magazines for the past 20 years, and is also Commodore of the Bristol Harbour Yacht Club.

Robert Barrow, Construction Manager, has total responsibility for the wide variety of field operations required to execute the designs of the planners, architects and engineers. He was formerly the Superintendent of Construction for a major Rochester builder and developer, and has an outstanding record of construction success in residential, commercial and institutional structures and the experience so necessary for a planned community.

Richard D. Colby, Project Engineer, is a graduate of Norwich University in Civil Engineering, and a licensed engineer in New York State with 20 years of experience in the construction industry. His background includes broad experience in construction and related activities, including project management with facilities organizations in Xerox Corp., Eastman Kodak Co., and the General Electric Co. He has had multi-project responsibilities throughout the United States, and is a consultant in the field of critical path planning and scheduling for the construction industry.

John J. Burke, Construction Superintendent, knows what building homes is all about. Starting as an apprentice, he worked his way up the management ladder, obtaining the practical experience and managerial skills along the way that have enabled him to direct large-scale housing construction for award-winning communities with as many as 2,500 residential units. He is married, and has three young children.

Michael McNichols, Utilities Manager, has had extensive experience in planned residential developments, particularly in the construction and operation of water pollution control plants, potable water systems, master antenna television, underground utilities, and community recreational facilities.

John C. O'Donnell, Manager of Village and Recreation Services, is a graduate of Cornell University where he majored in Hotel Administration. His experience in service management includes positions as

president of Uncle John's Restaurants, Inc., and director of food service for NASA in Houston, Texas, where he handled 24-hour food service for Mission Control Center and the backup crews for America's space flights. His background also includes service programs for students, the aged, executive dining rooms, and industrial and commercial operations.

Dennis Leger, Golf Course Superintendent, holds a degree in agronomy, which is the science dealing with the study of grasses, including such related subjects as irrigation and drainage, landscape operations, and plant nutrients. This training and his 13 years of experience in golf course management make him uniquely qualified to manage the outstanding Robert Trent Jones Golf Course now under construction at Bristol Harbour.

Bernice Caprini, who is in charge of **Governmental Liaison**, is a native of the Town of South Bristol. A strong believer from the start in the benefits of a quality development such as Bristol Harbour Village, she handles contacts with local governments as well as special assignments.

Burt Wasson, Manager of the Bristol Harbour Yacht Club in the summertime, moves over the hill in winter to become manager of the Bristol Mountain Ski Lodge. He gave up a career in automotive mechanics to take his present position, and finds great pleasure in working with people.

The Villagers

The activities of the builders, planners, professionals and workers at Bristol Harbour Village are all focused on one group of fortunate people: The residents.

They are people like yourself and your friends, varied in interests, backgrounds, ages, work, and hobbies. Let's meet a few of the neighbors:

Mrs. Martin Mayer described her summer at Bristol Harbour as "fantastic". Mrs. Mayer, her husband Martin, a Xerox executive, and their four boys ranging in age from three to twelve, found there was always something to do, and "It's so refreshing," Mrs. Mayer adds, "just to sit on our porch and look at the Bristol Hills".

Mike and Betty Tillman reside in the Southern Tier area where Mike has his own law firm. The family makes their condominium home a summer residence and weekend retreat. "The summer has been great for Betty and the children," Mike explains, "and we're looking forward to weekends the rest of the year. It's just a short drive and we appreciate the maintenance freedom when we arrive."

Mrs. Norma Lane lived in Syracuse until her husband, a vice president of The Carrier Corporation, died several years ago. "We were both involved in the community there," she said, but after his death she felt she needed a major change in her own life-style. After a chance discovery of Bristol Harbour Village and only three visits, she purchased a condominium and now finds life there "completely stimulating, and an exciting concept."

Mary Jane Homme, whose husband, George, is a salesman, likes to keep busy to help pass the time while her husband is traveling. "There are lots of activities for everybody", she points out, "like the

sailing clinics, which I really enjoyed. There's just so much to do here. You don't have to do it all, but when you want to take part in some activity, it's all here. This place has got everything!"

James P. O'Neill, a vice president of Xerox Corp. and president of its Information Technology Group, and his family use their condominium as a summer home. In addition to all the other benefits of life at Bristol Harbour, O'Neill said he uses the 40-minute drive to Rochester to organize his work day, and the return trip to unwind.

Dr. & Mrs. Angelo Mantione of Rochester, after spending weekends and the entire summer at Bristol Harbour, came to a decision. Dr. Mantione announced recently, "our activity this summer at the Harbour was so great for Barbara and the children, we have decided to sell our Penfield home. Living in such a beautiful environment with all the year round recreational activities, will more than offset the small amount of extra travel time I will encounter. Barbara and I are impressed with the quality of education in the Naples school system, along with its unique emphasis on the development of individual sports."

Sherm and Ruth Nelson, both natives of Rochester are awaiting the completion of their new condominium home. A Kodak executive, Sherm plans to commute to work until his retirement. "It's been exciting watching the condominium taking shape," he says, "We are counting the days to the date of occupancy."

Five-month-old **Monica Marie Mattson** is the first baby born to Bristol Harbour residents. Her parents, sales executive Allan Mattson and his wife, formerly of Buffalo, find they really "love the country living" at their new year-round home.

Comparing the Cost of Homeownership... City, Suburbs, Bristol Harbour.

Condominium or conventional home?

As a resident of New York State, this choice has been available to you only in recent years. But condominium living is a growing concept in the decade of the '70s.

Briefly stated, a condominium is an apartment building in which the "apartments" are owned individually. That is, instead of renting, you buy, building equity, and take the same tax advantages which accrue to the buyer of a conventional home. In addition, maintenance is the responsibility of the owners' association rather than that of the individual owner.

The history of condominium living goes back to ancient times when man first began to live in what might be called cities. Since a small land area had a shorter border to defend than a larger area, men began to build living quarters in two or more levels in order to save space within the defense perimeter. Evidence has been found of rudimentary forms of multiple ownership of property in ancient Egypt. And in Rome, there exist even today properties whose history of condominium ownership go back unbroken to the fifth and sixth centuries. The American Indians of the Southwestern Plains, such as the cliff dwellers, also had highly developed concepts of condominium ownership. Their commonly owned living structures built in cliff-face caves that were virtually impregnable, reached as high as 20 stories.

In modern America, condominiums have been well known in some areas, particularly the West and South, since the turn of the century. More than 20 states, including New York, now have enacted enabling legislation to permit condominium developments.

What does this mean to you? Let's compare the costs of three ways of living—renting, purchasing a conventional home, and purchasing a condominium at Bristol Harbour Village.

If you are considering a change in lifestyles, for example, from a \$40,000 to \$50,000 suburban home or a luxury apartment renting for \$400 a month to a \$50,000 Bristol Harbour Village condominium, the following estimated cost comparison should assist you.



"The temperature, humidity and cleanliness of the air natural to Bristol Harbour are being automatically maintained quietly and efficiently in the comfortable Village condominium homes by a Singer Climate Control System."

Singer, Inc.
62 Columbus Street
Auburn, N.Y. 13021

315-253-2771
315-253-7373

"The world's only vertical gondola at Bristol Harbour Village. Set in structural steel by Syracuse Engineering Co."

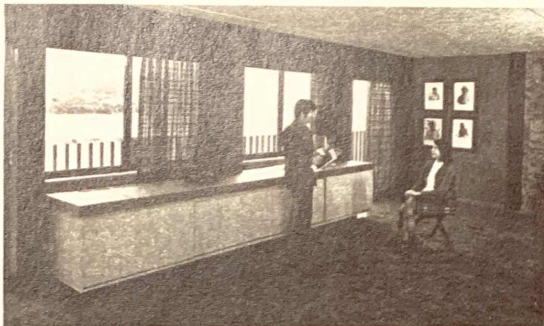
Syracuse Engineering Co.
213 Teall Avenue
Syracuse, N.Y. 13201

315-474-3322

	A A \$50,000 Home per mo. (est)	B A \$40,000 Home per mo. (est)	C A \$50,000 BHV Condo per mo. (est)	D Apartment Rental Unit per mo. (est)
75% Mort. at 8½% for 30 years	\$288	\$236	\$288	—
Taxes	150	120	47	—
Home Insurance	25	20	10*	\$ 10*
Utilities & Heat	66	60	50**	50
Water	8	8	5	—
Value of time in outside home and yard care	40	30	In condot Exp.	—
Snow & trash removal, supplies, and repairs outside home & yard	70	60	In Assoc.t Fee	—
Water Pollution Control Fee	—	—	11	—
Condominium Common Expense	—	—	30†	—
Association Fees	—	—	18†	—
Rent	—	—	—	400
TOTAL ESTIMATED MONTHLY COSTS	\$647	\$534	\$459	\$460
BHV Optional golf, boat rentals, and winter tennis per month			\$ 95 \$554	

*Contents only

**Includes charge for master antenna system.



"Distinctive interiors for discriminating condominium owners, designed to complement the changing moods of Canandaigua Lake and the magnificent Bristol Hills . . . created by Ken Gernold, designer, planner, and consultant for tasteful commercial and residential interiors, with finely finished custom cabinet work from Bernhardt Lumber."

The Gilbert Mill
1178 Gilbert Mill Rd.
Honeoye Falls, N.Y. 14472

716-926-3031

Bernhardt Lumber
Hemlock, N.Y. 14466

716-367-2500



The Bristol Harbour condominium concept can save an estimated \$75 to \$188 a month on costs as shown in the accompanying chart. At Bristol Harbour the optional golf costs (estimated at \$60 a month), the optional boat rental for about 60 hours of motor and sailboat use (estimated at \$20 a month) and the optional winter tennis for two 1½ hours a week for 30 weeks, (\$15 a month), total \$95 a month. When this \$95 is added to the Bristol Harbour Total Estimated Costs, the "B" comparison would cost \$20 a month less (estimated) and the "A" comparison would cost \$93 a month more (estimated).

Time to enjoy this bonus recreation comes from the services made available in the condominium and association costs shown. Specifically, these costs cover the maintenance of the exterior of the condominium, insurance of the condominium (except for contents), landscaping, beach & elevator to the beach, life guards, garage areas, snow plowing, road maintenance, trash removal, exterior lighting, two outdoor tennis courts, and professional services.

Home buyers and renters should also consider the first year tax deduction shown in "C". These deductions are \$312 a month for interest and taxes. If you are in a 33% bracket, your tax credit would be approximately \$100 a month. Your net cost would then be \$349 a month excluding the optional recreation costs. Compare this with your present rent which permits no tax deductions.

We invite you to make your own cost comparison and consult your own tax advisor for specific information on deductions.

Consider the differences in cost, convenience and a whole new lifestyle. Bring the family and visit Bristol Harbour Village, today—where nobody owns a lawn mower.

A New Lifestyle at

THE carefree butterfly is the essence of freedom, emerging from its cocoon into a new life.

That's why the butterfly is such a fitting symbol for Bristol Harbour Village. Freed from the daily cares of ordinary homeownership, condominium dwellers at Bristol Harbour Village



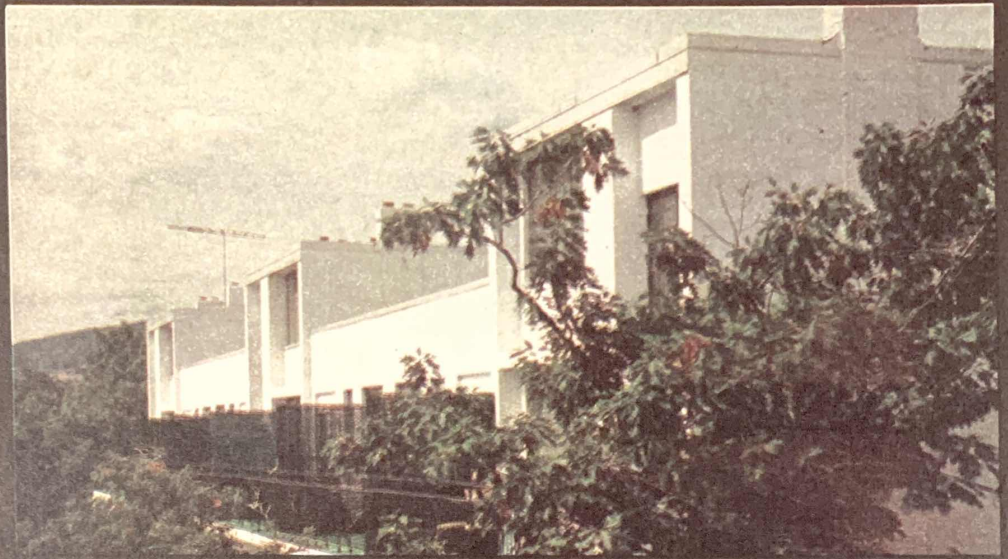
discover brand new hours and days of leisure in their lives.

To give its residents every opportunity to make the most of their new lives, Bristol Harbour has provided extensive recreational opportunities for all tastes, and all seasons.

Professionally planned team and group activities are here for all ages and interests . . . and yet, life is truly free at Bristol Harbour. Those who like unplanned relaxation do so at their leisure, whether it means a friendly game of tennis . . . or simply watching the birds and shy wildlife on a solitary stroll through the woods.

Fall is color at Bristol Harbour. Throughout the Bristol Hills, nature is at her showiest as brilliant foliage provides a backdrop for the grape harvest season. Tourists often drive for miles to catch brief glimpses of the views that Village residents enjoy daily from their balconies.

As the autumn's days grow cooler and shorter, youth activities often move to Bristol Harbour's contemporary-style



recreation center. Village youngsters have a natural gathering place there, and it is reserved for their use every day and six nights weekly. The seventh night is reserved for adults. Special teen nights are held twice a month, with games, music, dancing, pop, food, and swimming on warm nights. Most of the time, though, the young people enjoy setting their own schedules, for activities, playing records, pool or pingpong, or just "rapping" with their contemporaries in a place that's all their own.

Tennis is a year-round sport at Bristol Harbour. The new tennis bubble with its special acoustical lining covers two courts. It is heated for play in cold weather, then removed in summertime. Additional outdoor courts are being constructed as the Village population grows.

Winter means skiing, ice fishing on the frozen Finger Lakes, skating on the Village ponds . . . and the warmth of a crackling fire on the hearth at home. Village residents are a mere six miles away from the popular Bristol Mountain ski resort. And cross-country skiers need only step outside their doors to find the snowy expanses of the golf course or the stillness of the woods.

The picturesque Seneca Point Glen, which meanders through Bristol Harbour Village property, has been left entirely wild and natural. A haven for birds, deer, and small woods animals, as well as wildflowers and other native vegetation, it is frequently the destina-



tion of daily nature hikes and private family walks. The winding lakeshore road is a tranquil route for cyclists and joggers.

The golfers will take over in the summer of '74 on the new Bristol Harbour championship golf course, designed by the internationally known golf course architectural firm, Robert Trent Jones, Inc. Nine of the eighteen holes will be open. Shortly thereafter, all eighteen will be playable.

Bristol Harbour Village

Sailing is a breeze at Bristol Harbour Yacht Club . . . and so are canoeing and motorboating. Villagers are spared the bother of boat maintenance, since the Yacht Club owns the boats, and yet they enjoy the freedom of choosing the type of boating activity that fits their



ming areas daily during the swimming season. Swimming lessons are given by a Water Safety Instructor.

The quiet pleasures of individual interests and hobbies are pursued by many Village residents. The rural charm of the Bristol region has long enticed artists and photographers to explore its seldom-traveled byways and trails.

Bristol Harbour is in the midst of vineyard country. A number of fine restaurants are within easy driving distance, where Villagers may enjoy dinner complemented with the wines of the region.

Music, drama, museums, gardens, historic sites and educational institutions are easily accessible to Bristol Harbour residents, too. Nearby Rochester is a regional center for cultural activities. Villagers have also found many important events and sites in the smaller cities and towns of the area, such as the historic restored Sonnenberg Gardens in Canandaigua.

Like the butterflies at Bristol Harbour Village, the residents of this new condominium community are truly free: Free to use their new-found leisure as they will, free to join others or not join, free to enjoy the breathtaking beauty of their surroundings . . .

Free to make the most of this, their new life.



mood on any particular day. Sailing? Fishing? Or puttering around by paddleboat? All these and more, plus lessons for those who want to learn about boating are readily available. Special courses and a controlled program for waterskiers insure safety for participants in this sport, while preserving unhampered enjoyment of the beach and boats by non-skiers.

Pool-siders and beachcombers both have places to go at Bristol Harbour. The clean waters of Canandaigua Lake are right beside the sandy beach. Or Villagers may choose the swimming pool beside the recreation center. A permanent Olympic-size pool will be included in the planned golf club complex. Lifeguards are stationed at swim-

Commuting: A New Point of View

Some people wouldn't live anywhere but in the City of Rochester. Suburbanites may be devoted to Henrietta, Greece or Penfield. Nevertheless, commuting is becoming an accepted way of life for growing numbers of people who work in Rochester and Monroe County.

Dansville, Geneva, Newark, Geneseo, Albion . . . all these are home to many who spend their work days in or close to Rochester.

Their reasons are as varied as the commuters themselves, but one of the most logical arguments for the daily drive was expressed by an attorney who has tried all three life-styles . . . city, suburb and country.

"There are advantages to living right in the city," he says, "but it can be pretty tough on the children. We moved to Brighton, lost all the conveniences of living downtown and didn't add many advantages, so we moved again, into the country. When I was in the suburbs, it would take me 20 minutes to get to work. Now it takes 35. If you have to get in the car and drive 20 minutes, why not another 15? Or 20? What it costs to drive I save two or three times over in lower taxes without even taking into account the better living."

For many, the drive is a substantial one. Dansville is 45 miles from Rochester, as is Waterloo; Albion is 35 miles away. Yet the time spent traveling can often be the most productive of the day, according to several commuters. A retailer from Hemlock says he puts his working day in order on the ride to work, and "even more important, I leave it behind on the way home."

An advertising man who drives in from Bristol Harbour Village near Seneca Point on Canandaigua Lake has dictated some of his best copy during the uninterrupted, quiet 40-minute ride that precedes his otherwise hectic day. Soon, he will be able also to expand his horizons while commuting by using one of the tape players and selection of tapes on motivational, educational or professional subjects that Bristol Harbour management plans to provide free to Village residents.

For a banker who lives in Wayne County, the scenery alone is an educational experience: "I grew up



in big cities and never even saw a cow up close until I went to college . . . driving to work from the country is like going camping . . . I see deer and pheasants, woodchucks, ducks and geese. Commuting is the most pleasant part of the day for me."

Scenery lovers are practically guaranteed a pleasurable drive, as they converge on Rochester from various points in scenic Western New York. An executive in a local industry who lives at Bristol Harbour commented, "Spring, summer and fall . . . particularly the fall . . . driving is just plain delightful. Even during the winter, there are usually only a few days when the weather makes the driving more difficult than it is pleasant, and I've found the snow plowing facilities excellent at Bristol Harbour."

And another Bristol Hills resident even tried it on his ten-speed bicycle one energetic—or foolhardy—summer morning. "It was a breeze coming into Rochester," he recalls. "But that's mostly downhill. Coming back was another story . . ." His wife came with the car to pick him up half-way home.

"Our experienced construction teams are presently building 124 new luxury condominium units in buildings 4 and 5 in Bristol Harbour Village. We are proud of their work and the fine quality of the dwellings they're creating with careful concern for the preservation of the beautiful natural setting."

Perfetto and Whalen Const. Corp.
6700 Old Collamer Rd.
E. Syracuse, N.Y. 13057

315-394-6850
315-437-7236

Beautiful, but Challenging...Bristol's Championship Golf Course by Robert Trent Jones

"The golf course view reminds me of the one that we're doing in Geneva, Switzerland," says Robert Trent Jones, internationally famed golf course architect who is designer of the new Bristol Harbour Village Golf Course.

Nine of the 18 holes on the championship course will be ready in the summer of 1974.

"It will be like playing two different courses," said Jones on his most recent visit to the site. "One has spectacular views of the lake and Bristol Hills, and the other is on rolling terrain beside the magnificent, heavily treed Seneca Point woods and glen. We can foresee a time when a particular fairway at Bristol Harbour Village will be regarded as one of the world's most spectacular golf holes."

The fairways range in length from 180 to 525 yards, with water hazards, traps and doglegs to challenge the golfer's skill. Par will be 72 over 6,935 yards.

In 35 years Trent Jones, as he is known, has earned the reputation of being the world's foremost

designer of golf courses. Jones' contributions to the game of golf are as spectacular as those of the many champion golfers who have earned fame playing on courses he designed. Ten clubs hosting recent Open Championships of the United States Golf Association have re-

quested his aid in preparing their courses for the event. His many innovations have kept pace with the times, making the game an exciting one to watch and play.

From early youth, Trent Jones was an outstanding amateur golfer, so it was natural for him to turn to

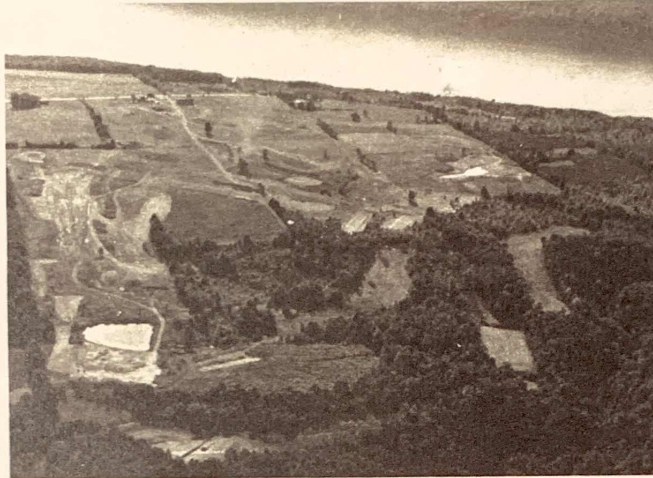
of Technology to continue his study of artistic techniques which further enabled him to present his conceptions to clients visually and accurately. He felt that to create living art in a golf course, he needed training in the theory of art.

This sound educational background contributed to his continuing mastery of the physical problems relating to golf course design and construction. His creative ability, his love of the game, his knowledge of shot values, and his theory of creating strategic holes to test the expert yet be fair to the average golfer have been combined so well with his background of useful education that he stands highest in his profession today.

Robert Trent Jones, Jr., a member of the American Society of Golf Course Architects, after graduation from Yale and a year of graduate work at Stanford, helped to form and now heads the west coast office of the Robert Trent Jones firm in Palo Alto, California. He has been an excellent amateur golfer since early youth.

Rees L. Jones, an associate member of the American Society of Golf Course Architects, after graduation from Yale and taking postgraduate courses in landscape architecture at Harvard and the University of California at Berkeley, joined the east coast office in Montclair, New Jersey. He also is a golfer of merit.

There are more than thirty-five specialists on the large and growing staff: landscape designers, agronomists, horticulturists, civil engineers, development planners, irrigation systems experts, draftsmen, attorneys, community and public relations counsels, and specialists in construction, supervision and client representation. This ex-



some phase of the game he loved when choosing his life's work. He decided to prepare himself to be a golf course architect, a uniquely unusual ambition in those days. No college or university taught golf course design and construction, so Trent Jones devised his own plan of study.

At Cornell University, he took courses in the engineering college such as hydraulics and surveying; in the school of agriculture such courses as agronomy and horticulture; in the arts college, public



speaking, creative writing and art, as well as many courses in landscape architecture.

Later, when actively engaged in the pursuit of his profession, he enrolled at the Rochester Institute

of Technology to continue his study of artistic techniques which further enabled him to present his conceptions to clients visually and accurately. He felt that to create living art in a golf course, he needed training in the theory of art.

of Technology to continue his study of artistic techniques which further enabled him to present his conceptions to clients visually and accurately. He felt that to create living art in a golf course, he needed training in the theory of art.

"Among the cliff-top trees overlooking Canandaigua Lake are two of Gerstner Construction Corp.'s finest achievements—Condominium buildings 2 and 3 at Bristol Harbour Village."

Gerstner Construction Corp.
Bristol Road
Canandaigua, N.Y. 14424

315-394-6278

Preserving the Canandaigua Environment



The delicate ecological balance that lets man live in harmony with nature without destroying her is being carefully preserved at Bristol Harbour Village.

Conservation of the resources and the beauty of Bristol Harbour's unique, lake-country setting was built into the development's plan from the start, long before the first shovel-full of earth was turned.

This early planning resulted in a decision to develop four per cent of Bristol Harbour's 440 acres for dwelling units, preserving 96 per cent in its natural state or as open recreational space such as the golf course.

Another key element of the environmental protection program at Bristol Harbour is its multi-million-dollar pure waters system.

At design completion in 1978, the \$2.5 million sewage treatment plant will have the capacity to treat more

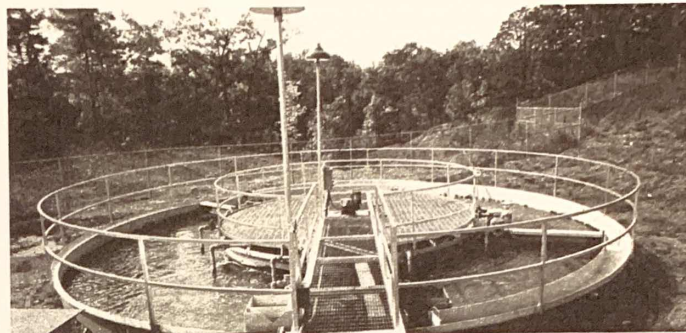
than 300,000 gallons per day. The plant is already in operation and will expand along with the growing population of Bristol Harbour Village.

Most of the treated effluent from the treatment plant will be recycled as irrigation for the 18-hole Bristol Harbour golf course. The first nine holes of the golf course will be ready next summer. The watering cycle will utilize 750 gallons per minute for eight hours a day when the course is complete. When irrigation is not needed, as during winter, the effluent will be discharged into the holding ponds which, incidentally, meet all government standards and are pure enough to sustain fish and provide a habitat for birds and wildlife.

Bristol Harbour management has some very practical reasons for wanting to keep Canandaigua Lake as pure and clean as nature creat-

ed it. The picturesque blue lake is the source of the Village's drinking water, as well as an important recreational and scenic asset.

amplification equipment on a knoll near the Bristol Harbour golf course. The tower receives good signals from Rochester and Syra-



A new water supply pipeline, pumping station, and water treatment plant were installed this fall at a total cost of \$450,000. As part of the construction process, sections of the 375-foot water intake pipe were placed in the lake by a derrick on a barge, then fastened together by a diver working at depths as great as 95 feet, and temperatures as low as 37 degrees. The water is purified by both chlorination and diatomaceous earth filtration before it flows into the quarter-million-gallon storage tank, and then by gravity into the Villagers' homes. All of this will give Bristol Harbour residents the best drinking water in the Finger Lakes.

The natural beauty of the Bristol Harbour Village setting is also being protected by underground installations of all utility lines, including power, telephone and the master antenna television cable. Only an occasional discreetly placed above-ground pedestal with a transformer reveals their presence.

The underground television cable leads to a new 72 foot television reception tower and signal

cuse channels.

The master antenna TV system has facilities for taping shows for feedback later through Bristol Harbour's own private closed circuit channel. Every home at the Village has the capacity to receive television.

In the future, TV cable could also do double duty as a temperature monitoring system. If residents go away for an extended period, they may attach a device that will permit Bristol Harbour staff to keep an electronic check on the heat in their homes, to guard against heating failure or other problems.

Bristol Harbour management's commitment to environmental protection stems from a deeply-felt appreciation of both the beauty and the vulnerability of nature. This sensitivity, combined with a businesslike determination to avoid the damage that could have been wrought by careless development, has assured residents and neighbors of Bristol Harbour that the natural beauties of the area will remain for the enjoyment of coming generations.

"Communication is an important part in today's living. We're proud to be a part of Bristol Harbour Village. Rochester Telephone. Helping People Talk To One Another."

Rochester Telephone Corp.
254 South Main
Canandaigua, N.Y. 14424

315-394-9960

"Condominium homes are assured of security and privacy within the acoustical insulation of our concrete walls. And the beauty of a brisk winter's day on Canandaigua Lake is enhanced by the warmth of a fireplace by Phelps."

Phelps Cement Co.
Phelps, N.Y. 14532

315-548-2221

"The tasteful and generous use of sliding glass doors and windows bring the spectacular view of Canandaigua Lake and the Bristol Hills right into every condominium home at Bristol Harbour Village."

Flower City Glass
4 Alexander Street
Rochester, N.Y. 14620

716-546-8646

"Preparation of Bristol Harbour Village site including roadways, drainage system, erosion control, preservation and replanting of trees by Monroe Enterprises, Inc."

Monroe Enterprises, Inc.
88 Silver Street
Rochester, N.Y. 14611

716-436-4466

Partners in Progress- Bristol and the Naples School System

Learning is Play—Naples Gym Classes Use Bristol Harbour Recreation Facilities

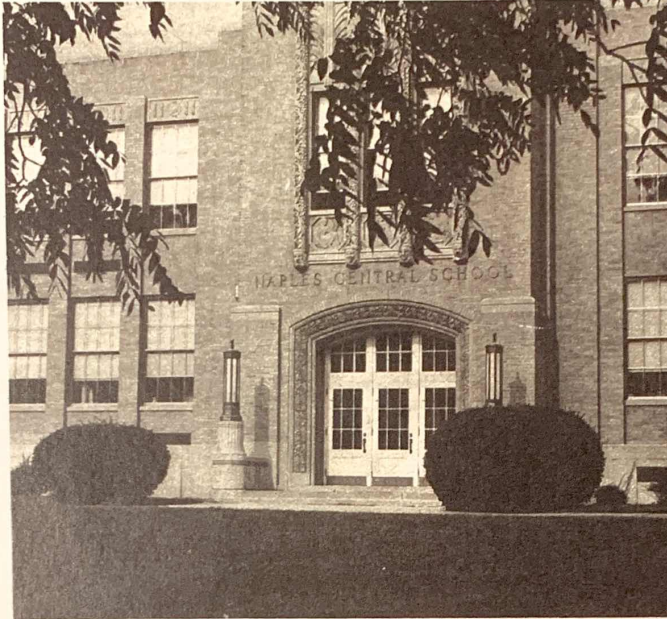
The extensive recreational facilities at Bristol Harbour Village will be utilized this year by the Naples Central School District in an innovative arrangement that may make the school's physical education program a state-wide model.

The innovation is an important example of cooperation between a school district and a private development that wishes to extend the use of its recreational facilities to the community.

From the school district's point of view, it is an opportunity to put into action its philosophy of teaching children in the physical education program after grade six the useful, leisure and social sports that they will be able to carry with them into adulthood, such as golf, tennis, skiing and boating instead of the traditional team sports that are seldom engaged in once a student leaves the school environment. The team sports will still be available at Naples, but in the intramural and inter-scholastic competitive programs only.

"We think it is excellent," said Morton V. Pointon, Naples Central School District Principal and High School Principal. "It all came about when we were talking with Fred Sarkis (Chairman of Bristol Harbour Village) about how many children would be coming from there this fall—there are more than 20, as they have quite a few families moving in."

"Then we just happened to get into a discussion about their facilities, and this plan evolved. We're starting slowly this fall, to make sure the program is properly or-



ganized, and we'll review it in the spring. But eventually, we'll have a total program organized for kindergarten through twelfth grade, building the instruction all the way through. We hope in three years we'll have a model program that will be recognized throughout the state, and even outside the state."

Bristol Harbour management is equally enthusiastic. Sarkis indicated that Connecticut Mutual Life Insurance Company, which is a partner of Bristol Harbour, supports the program fully as a means of providing a valuable community service and making fuller use of available recreational facilities.

This year, the school children are learning tennis two days a week at Bristol Harbour Village's two covered courts. The courts are enclosed in a large bubble that is heated for winter play. The school program permits maximum use to be made of the courts, since most Bristol Harbour Village residents prefer to play tennis evenings and weekends, when classes are not in session.

Canoeing is also on the program for this year. The school is introducing seventh and eighth graders to this sport by using a canoe in the school pool for basic safety training. The classes are then trans-

ported to Bristol Harbour on pleasant fall days for actual canoeing instruction at Bristol Harbour's private Yacht Club. The canoeing training is expected to be repeated when warm weather returns in the spring. The school maintains a ratio of only ten students per adult on all trips to Bristol Harbour, to assure safety and control.

Golf will be included in the curriculum as well, when the new Bristol Harbour golf course is completed. The course, designed by Robert Trent Jones, Inc., is under construction with the first nine holes scheduled to be ready for play next summer.

Scuba diving is also on the agenda, although probably not until spring. As with canoeing, initial safety training will be given in the school's own pool, with actual diving experience at Bristol Harbour.

The school also expects to use Bristol Harbour Village's nature trails through Seneca Point Glen for field trips by classes studying science, biology and nature. The scenic glen has been kept in its natural state and has several waterfalls. Experts at Bristol Harbour will give lectures on environmental protection services and golf course and recreational management. Fields trips to Bristol Harbour's multi-million dollar facilities will enhance these lectures.

In the winter, the fundamentals of skiing will be taught in the school gym and on a small knoll on the school property. When the students are ready, they will travel to Bristol Mountain for further instruction and practice.

The entire new physical education program is under direct supervision of Gary Schenk, Athletic Director at the Naples School.

"For new communities such as Bristol Harbour, an adequate supply of electricity is vital to provide for human needs and to help in the protection of the environment."

Rochester Gas and Electric Corp.
79 Clark Street
Canandaigua, N.Y. 14424

315-394-4810



"Monroe Contractors provided the know-how and equipment to construct the Bristol Harbour water intake system which provides Bristol Harbour Village with the purest drinking water on Canandaigua Lake."

Monroe Contractors Equipment Co.
1640 Penfield Road
Rochester, N.Y. 14625

716-381-3880

"We are proud to play a role in the development of Bristol Harbour Village and the preservation of the natural environment through the application of the most advanced ecological techniques for sewage and water treatment plant construction."

Meaott Construction Corp.
2852 Chili Ave.
Rochester, N.Y. 14624

716-247-2277

"This informational tabloid was prepared for Bristol Harbour Village by Verno Advertising Associates, Inc. Michael F. Verno, Creative Director; Joseph T. Manuse, Graphic Designer; Jean U. Bub, Copy Editor; Grace Muszocki, Production Coordinator; Cornel Bleyer, Client Services Director."

Verno Advertising Associates, Inc.
83 Clinton Avenue North
Rochester, N.Y. 14604

716-232-2060

Advertising, Graphics, Special Projects

"We were pleased to provide painting service to complement the luxurious interior appearance of condominium buildings 2 and 3.

John R. Gage
15 Henry Street
Canandaigua, N.Y. 14424
315-392-5236

"A growing company congratulates a growing community. R & L was pleased to provide electrical and plumbing contracting services for Bristol Harbour Village."

R & L Electric
27 Bickford Street
Macedon, N.Y. 14502
315-986-2691
315-986-4663

"Providing typesetting, design, and offset printing, addressing and mailing services to Bristol Harbour Village."

ABC Letter Service of Rochester, Inc.
1500 Brighton-Henrietta Town Line Rd.
Rochester, N.Y. 14623
716-461-1430

"Fine room paints to provide an interior complement to the natural beauty of the Bristol Hills."

R. C. Shaheen Paint Co.
1400 St. Paul St.
Rochester, N.Y. 14621
716-266-1500

"Electricity for every purpose at Bristol Harbour Village . . . lighting, appliances, and heat as clean as the wine country air."

Billitier Electric, Inc.
1066 Hrezent VW. Lane
Webster, N.Y. 14580
716-671-7750

"Providing Bristol Harbor Village and other outstanding projects with expert cement and gravel contracting services."

Howard W. Keeney, Inc.
200 Niagara Street
Canandaigua, N.Y. 14424
315-394-2880

"We have created scenic and challenging golf courses throughout the United States. The course at Bristol Harbour Village will compare with some of the most memorable in the world."

Newgolf, Inc.
39 Lackawana Place
Bloomfield, N.J. 07003
201-429-8670

"Rochester's only complete home center for diverse building materials, garden and nursery stock."

Bill-Rite Chase-Pitkin
200 E. Highland Drive
Rochester, N.Y. 14610
716-473-2866

Joint Venture- Step one in a trail of progress.

"My greatest fear was that my own resources might not be sufficient to carry the dream through to completion. Connecticut Mutual has now insured that Bristol Harbour Village will be developed as it should be.

Fred Sarkis



May, 1972: Connecticut Mutual Life Insurance Company and Bristol Recreation Systems, Inc., form a joint venture relationship and limited partnership, commitments involving \$8,000,000 become a reality.
Options obtained on golf course parcels.

June, 1972: New master planning begins, Robert Trent Jones retained as Golf Course Designer and construction manager.
Ground is broken for 44 additional condominiums. Expansion of townhouse area begins.

August, 1972: Gondola to beach and Yacht Club completed.

October, 1972: Town of South Bristol approves new master plan for 440 acres, 874 units, Golf Course, shops and services, 200-unit guest inn, etc. 96% of the land set aside for green belts and recreation.

November, 1972: Construction of Robert Trent Jones Golf Course begins. Engineers and architects begin preparation of plans and specifications for utilities, roads, buildings, landscaping and recreation facilities.

May, 1973: Individual model homes, townhouses and a model condominium are completed.
Site conditions poor due to massive work on underground utilities and excessive rainfall.

Phase I Yacht Club and rental fleet of boats at the water front are installed.

Work begins on new water supply system. Beach area affected by construction activity. Cliffside drive to condominiums is torn up by utility requirements and heavy equipment usage.

Contract work begins on 124 condominium units, a \$6,000,000 commitment.

Summer of 1973: Residents enjoy waterfront activities and Yacht Club in the hottest summer in years.

Site conditions and appearance are affected by continued construction work on utilities, Golf Course and irrigation system for Golf Course.

September, 1973: Water intake at beach area *completed*. Sand beach *completed*.

Raw water pumping station begins *operation*.

Golf Course seeded and irrigation system *turned on*.

Landscaping along roads, Yacht Club area, condominiums and townhouses *completed*.

Cliffside drive and townhouse areas *paved*.

Permanent modern drinking water treatment plant *operational*.

October, 1973: 124 units in production in buildings 4 and 5 scheduled for completion in the summer of 1974.

Golf Course first nine on target for 1974 play.

Indoor tennis completed, two courts.

Ice skating rink completed—convertible to basketball and volleyball in the summer.

Children's play area completed.

Cross-country trail around the Golf Course and to residential units marked.

Expanded parking and landscaping completed around the interim club house serving tennis, pool, ice skating and other recreational activities.

Nature trails marked for residential enjoyment.

Models in buildings 2 and 3 officially opened.

Indoor tennis signs 60 members for 1½ hour time periods.

Family chair lift at Bristol Mountain completed.

Five deer sighted at the entrance to the tennis bubble.

Residents report driving time to downtown Rochester, 45 minutes.

October 21, 1973: The official Grand Opening of Bristol Harbour Village, the most unique community in the Northeastern United States, public invited.

"A major expansion, worth over one-half million dollars, has been added to Bristol Mountain this year, including new trails, wider slopes, a new chairlift (designed for the entire family), increased snow making and slope grooming facilities, family picnic areas and a new shift skiing concept to balance attendance, as well as new lower prices.

All combine to bring great family skiing to residents of nearby Bristol Harbour Village and all ski enthusiasts in New York State."

**Bristol Mountain Ski Center
R.D. #3
Canandaigua, N.Y. 14424**

315-374-6421



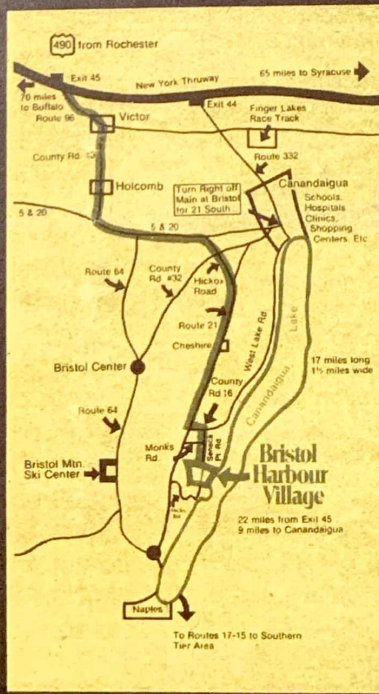
Come Visit Bristol Harbour Village

Through Canandaigua (50 minutes from Rochester)

Get off the New York State Thruway at Exit 44 and follow Route 332 to downtown Canandaigua. Turn right on Bristol Street. This is also 21 South; follow 21 South out of Canandaigua where 21 South bears left, stay on 21 South for about 8 miles. Turn left on County Road 16, follow for a 1/2 mile, then turn right on Seneca Point Road into Bristol Harbour.

Scenic Route (40 minutes from Rochester)

Follow 490 into Route 96 South at Victor Exit. In Victor, turn right on to Maple Avenue (County Road 3), and drive to Holcomb. Follow Route 20C straight through Holcomb to Routes 5 and 20. Turn left onto 5 and 20. Proceed to the orange flashing light at Hickox Road, then turn right. After 2.2 miles, turn right again on Route 21 South and drive 6.2 miles, passing through the hamlet of Cheshire. Turn left at County Road 16, follow it for 1/2 mile, then turn



right on Seneca Point Road and drive to Bristol Harbour Village. Or, if you are coming on the Thruway, get off at Exit 45, follow the Victor signs and proceed as above.

On Route 21 South, follow the Butterfly and directional signs.

Models, Roads, Lakeshore and Nature Trails Open 10AM til dusk.

Bring the family and visit Bristol Harbour Village. Browse through the attractively furnished model condominiums.

Take a breathtaking ride on the vertical gondola down to the shores of Canandaigua Lake. Inspect the fleet of boats available to Bristol Harbour residents. Explore the miles of nature trails that will take you through pine clustered forests, around the gently sloping fairways of the Robert Trent Jones golf course, and along Seneca Point Glen and Gorge. Travel the quiet country roads that wind in and about Bristol Harbour. Plan a visit to Bristol Harbour Village. Open 7 days a week 10AM til dusk.

