
By the Water.
On Point.

B



The first condominium residences on Garvies Point,
The Beacon offers perennial resort-style living.
Designed to deliver a life of ease, The Beacon connects
you to nature, wellness, community and peace of
mind. The Beacon's hotel-inspired services and vast
array of amenities — within a beautiful waterside
setting, with shopping, dining, recreation and
entertainment — make it a one-of-a-kind opportunity
for the best possible active outdoor lifestyle.

HOMES BY THE HARBOR

A Life of Ease.

The homes are sublime, the setting is serene, and the lifestyle is nourishing to both body and soul. That's the point of life and the promise of The Beacon.





PRIVATE, COMFORTABLE, AND SECURE

Whether it's by foot, bike or car, arrival at The Beacon is pleasant, convenient and protected. A covered porte-cochère allows for hassle-free loading and unloading in a secure, beautifully landscaped environment staffed by doormen and concierge.



SERVICE AND STYLE

Attended around the clock, the sunlight-filled, double-height lobby sets the stage for The Beacon's superior service, craftsmanship and design. Sleek and modern, with book-matched marble walls, the natural palette and soaring space instantly convey a Zen-like calm.

Coming and going is made effortless thanks to a professional staff that welcomes you by name.



With open floor plans and oversized windows that flood rooms with natural light, the residences offer modern style and quality craftsmanship.





LIGHT AND VIEWS

With expansive windows in nearly every room, natural light and sweeping views are part of everyday living.





PREMIUM INGREDIENTS

The smartly designed kitchens combine premium finishes with high-performance functionality, featuring chef-grade GE Monogram appliances, Siena wood custom cabinetry, marble mosaic backsplashes and generously sized islands with natural Brazilian quartzite countertops.



Select residences include a courtyard terrace, where residents can socialize under the sun, dine in the shade, or wine in the moonlight.



The en-suite master baths raise the bar for sophisticated luxury. From floor to ceiling, every surface is natural stone or porcelain. Custom-built Siena wood vanities, glass-enclosed showers, soaking tubs with marble surrounds, and Kohler fixtures and hardware offer the highest quality at every turn.



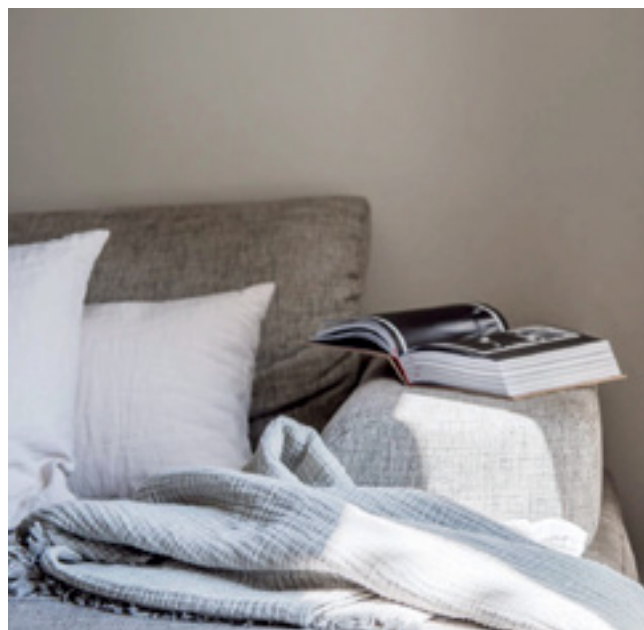
The secondary baths feature a custom-designed Siena wood vanity with matching mirror frame, an imported porcelain tile accent wall and Italian marble flooring.





SPACIOUS AND GRACIOUS

Designed for optimal light, air and comfort, the bedrooms are large enough to accommodate seating and space for working.





Select Penthouse residences include private rooftop terraces and a Beacon with unobstructed views of Garvies Point, from its marinas and parklands to the Harbor and beyond.

AMENITIES & SERVICES

The Best of Everything. Indoors and Out.

Designed to provide residents with a wraparound experience of comfort, community and convenience, the array of innovative amenities is sure to accommodate working, relaxing, exercising and entertaining.



The number and type of amenities offered at The Beacon rival those found at any five-star resort. It all adds up to a healthy state of mind and body, a stress-free life within a profoundly beautiful waterfront setting.



Seasonal Outdoor Pool

IN THE SWIM

Perched above the esplanade, the heated pool and landscaped lounge deck offer panoramic waterscape views.





Screening Room



Fitness Center

AMENITIES

The Beacon fosters wellness, community and convenience through a host of amenities, including:

- Entry driveway with easy access to owners-only garage
- Elegantly appointed wood and stone lobby with 20' ceilings
- Attended Lobby and 24-hour Concierge
- Residents' Lounge with fire feature and piano
- Club Room and Bar
- Library
- Game Room with billiard table
- Screening Room
- Catering Kitchen
- Beacon Business Center
- 24-hour state-of-the-art Fitness Center
- Glass-enclosed Yoga/Meditation Studio
- Seasonal outdoor heated swimming pool
- 2 outdoor kitchens equipped with Viking grills, refrigerators and prep sink
- Viewing Garden
- Package and Mail Room
- Direct access to the Garvies Point waterfront esplanade



CLUB ROOM AND BAR

Designed to accommodate gatherings of any size, the Club Room and Bar is a great place for residents to host large dinners or celebrate birthdays, anniversaries and graduations.



RESIDENTS' LOUNGE

With a fire feature as its focal point, the Lounge opens onto a beautiful landscaped terrace.



LIFE AT GARVIES POINT

Commune with Nature.

The natural beauty of Garvies Point, with its parks, marinas, beaches and multiple landscaped green spaces, provides residents with a profound and constant connection to nature.

Walking, hiking, swimming, kayaking, sailing, picnicking, running and biking are just a few of the activities that await residents every day.

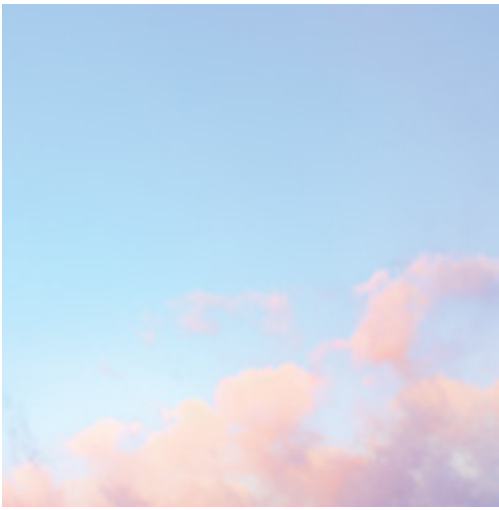
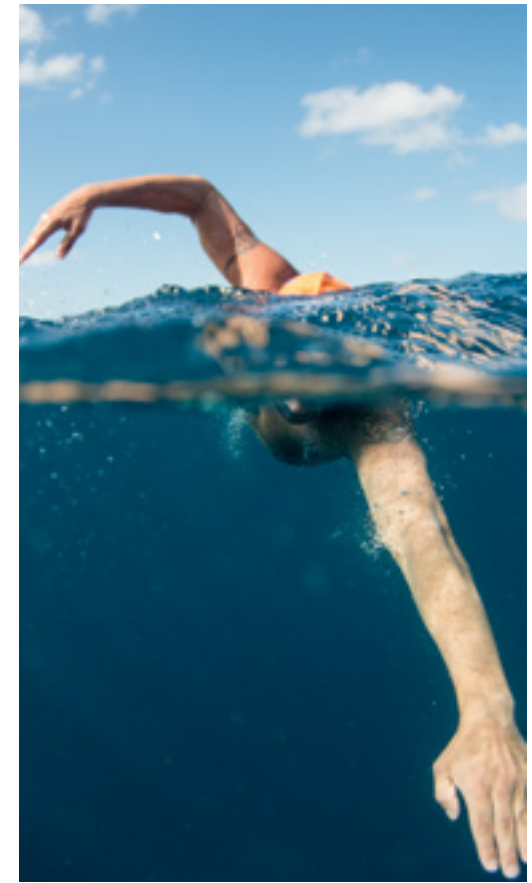


Two marinas with boat slips ▶ Miles of walking trails and bike paths ▶ A mile-long waterfront esplanade ▶ Kayak and paddleboard launches ▶ A resort-inspired neighborhood within a parklike setting ▶ Amphitheater with programmed events ▶ Anglers Club ▶ An ecology pier Renaissance Park ▶ Comfortable, modern, new-construction residences ▶ Garvies Point Museum and Preserve ▶ Park gazebo ▶ Stunning sunsets Park playground ▶ Select retail ▶ Dog park 28 magnificently landscaped acres ▶ Access to Mercadante Beach ▶ Unlimited water views



**GARVIES
POINT**







GARVIES POINT

Garvies Point offers residents and visitors a variety of things to do and is easily accessed from Glen Cove, the North Shore and New York City.

SHOPPING AND DINING

Residents and visitors can browse the curated selection of shops and dining options located along the mile-long esplanade.

ENTERTAINMENT AND RECREATION

With bike paths, beachfront access, picnic areas, and running and hiking trails, as well as programmed events like movie screenings in the park, the multitude of activities offers something for everyone.

LAND AND SEA TRANSPORTATION

Water ferry service is available, linking commuters and tourists from the new Glen Cove Ferry Terminal to New York City.

With proximity to the Long Island Expressway, Garvies Point residents are just an hour's drive away from New York City and the Hamptons.

The Glen Cove Connector, a shuttle bus service exclusively for The Beacon, Harbor Landing and Village Square residents, runs free of charge between Garvies Point, downtown Glen Cove and LIRR stations.



AN ALL-NEW WATERFRONT

The Garvies Point waterfront development is a billion-dollar project that has returned the Point to its rightful place as one of the North Shore's most important destinations. The new Garvies Point is a total transformation, with state-of-the-art infrastructure, including an above-flood plain seawall. The result is a recreational paradise with select shopping, dining and entertainment options.

- 28 magnificently landscaped acres
- A mile-long waterfront esplanade
- Park gazebo
- Park playground
- Renaissance Park
- Amphitheater with programmed events
- Garvies Point Museum and Preserve
- Select retail
- Stunning sunsets
- Access to Mercadante Beach
- Two marinas with boat slips
- Unlimited water views
- Anglers Club
- Kayak and paddleboard launches
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- Miles of walking trails and bike paths
- Dog park

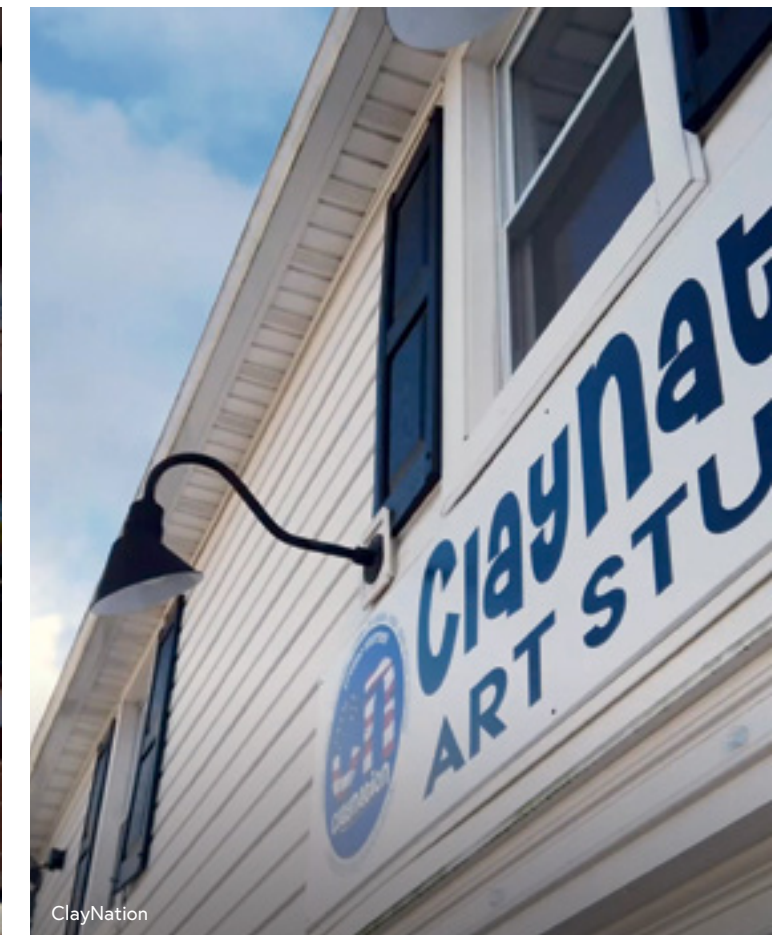
One of the most storied North Shore communities, Glen Cove has the charm of a close-knit town with the conveniences of an urban center. It offers beautiful parks and beaches as well as boutique shopping, art galleries and artisanal restaurants.



La Famiglia Pizzeria & Restaurant



Shopping on School Street



ClayNation

THE DEVELOPER

RXR

RXR is a New York-based, vertically integrated real estate operating and development company, with expertise in a wide array of value-creation activities, including distressed investments, uncovering value in complex transactions, structured finance investments, and real estate development.

With a core group strategy that is focused on New York City and the surrounding region, it has developed properties throughout Brooklyn, Manhattan, Yonkers, New Rochelle, Long Island and Stamford, Connecticut.

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We reserve the right to make changes due to unforeseen conditions, in accordance with the Offering Plan.

THE BEACON SALES GALLERY
100 GARVIES POINT ROAD
GLEN COVE, NY 11542

THEBEACONGP.COM
INFO@THEBEACONGP.COM
516.399.2301

BEACON

GARVIES POINT • RESIDENCES