

## **LIFE IS GREENER AT BETHEL FARMS**

**Sullivan County, NY, June 9, 2008:** It's trendy to promote "green" benefits these days. But for real estate entrepreneur and environmentalist Charles S. Ramat, "green" is no passing fad. Respect for the environment, now and in the future, has been a core foundation and driving motivation behind Ramat's latest project since day one.

After years of meticulous planning – and thanks to the cooperative support of local officials in New York's Sullivan County – Ramat's vision is now unfolding. In the lush, fresh-aired Catskill Mountains, less than two hours from New York City, Ramat has assembled nearly 800 acres of unspoiled land, to create the communities of Bethel Farms. Here, in a truly preserved setting, buyers will be able to choose private estate homesites (mostly 5+ acres) from three distinct communities, each with its own unique natural vista: lush, wooded land dotted with birch trees and ponds; rolling hills and meadows; and panoramic distant mountain views.

"At Bethel Farms, each estate homesite is designed to maximize the natural environment," says Ramat. "I've seen a other property developed using unsightly methods. Not here. I bought property zoned for 1- to 1½- acre use in wooded and meadowed areas and decided that the best, most proper way to develop Bethel Farms was to package it into 5-acre lots. It may not be the most profit-driven decision I've made. We could get a lot more homes here. But this way, we minimize the need for site clearing, while preserving old growth forests and meadows for open space."

Stringent homeowner standards will help protect the local quality of wells, lakes, ponds and streams, while other homeowner covenants at Bethel Farms will promote green living by protecting against future subdivision, encouraging sustainable development, guarding density for the future, and protecting mature trees. Specially selected plants and grasses will complement the natural flora native to the property's Catskill setting.

Committed to maintaining the area's beauty and environmental integrity, Bethel Farms will create a community within, while connecting to the community beyond, as a continuum of the area's natural setting and habitat. Common threads of exterior stone, wood, natural materials and muted earth tones will create a cohesive aesthetic for homes and guest houses, to complement the magnificent environmental setting.

Ramat will not carry out the actual design and construction of homes at Bethel Farms, but he will assist lot owners in locating regional architects and builders familiar with local materials and labor. "This land presents a rare opportunity to own a part of nature," says Ramat. "We will strongly encourage green and sustainable development to meet the needs of each customized home, and we'll help interested owners to secure available grants for solar, photovoltaic and other innovative or LEED energy features."

The Catskill region is ideal for this kind of bucolic countryside estate lifestyle. Charming in its small-town ambience, the region is also flourishing with outdoor activity, from golf courses and ski areas, to horseback riding, hiking, biking and walking trails. In addition, the area is rich with fly-fishing, antiquing, boating and equestrian sports, and is a short drive from the Bethel Woods

Center for the Arts, site of the original 1969 Woodstock Festival. It's the perfect place for those who desire to be completely connected with their surroundings.

Ramat's vision for Bethel Farms grew from childhood memories of time spent in the Catskills and the serene setting of his current family home on a nearby farm. "When you invest in something as basic, and yet as emotionally rewarding and long-lasting as land, you should feel a sense of connection between your property and your spirit. That's what happens when people come here. At Bethel Farms, you're buying more than land. You're buying an investment in a stunning environmental setting that won't change overnight. It won't be overdeveloped. You can go outside, breathe fresh air, treat your senses to sweeping natural vistas, and embrace an earth-friendly lifestyle that you can pass onto your children and future generations."

Lot prices at Bethel Farms start at \$95,000, with most lots for sale at under \$200,000.

For directions or more information, call Sally Ann Cupertino at (845) 794-2333; or visit [www.](http://www.BethelFarmsNY.com)

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