



# The Venue at Monroe

Luxury 55+ Living in Monroe Township, NJ

Welcome to one of Central New Jersey's most sought-after active adult communities — where upscale design meets an extraordinary social lifestyle. This guide covers everything you need to know about Venue at Monroe, from resort-style amenities and thoughtfully designed floorplans to HOA details, available homes, and how to make your move seamlessly.

LIFESTYLE

FLOORPLANS

AMENITIES

AVAILABLE HOMES

*Guiding effortless home transitions while maximizing returns.*



Presented by  
**Claudia Dunn** · Dunn  
Dynasty Homes ·  
Epique Realty

# Why Venue at Monroe Stands Out

Venue at Monroe isn't just about beautiful new homes — the real draw is **the lifestyle and the community**. From the moment you arrive, it's clear that this is a place where neighbors become friends, and where every day holds the possibility of a new adventure or a meaningful connection. The homes are stunning, yes, but residents will tell you it's the people who make this place truly special.

The community is remarkably self-driven. Residents here actively organize everything from group travel to cultural celebrations, and the calendar is almost always full. Recent highlights have included a group trip to **Tuscany**, festive Chinese New Year gatherings, active fitness groups, and a wide variety of social clubs that welcome newcomers with open arms.



## Group Travel

Organized trips like a recent journey to Tuscany bring residents together for unforgettable shared experiences.



## Cultural Celebrations

From Chinese New Year to community-wide holiday events, diversity and joy are always on the calendar.



## Social Clubs

Resident-organized gatherings, interest groups, and clubs ensure there's always something to look forward to.



## Fitness Groups

From yoga classes to walking groups, staying active and healthy is built into the fabric of daily life here.

Many homeowners say the **community itself becomes the biggest perk of living here**, with the homes becoming a secondary benefit. If you're looking for a place where you can truly belong, Venue at Monroe delivers on that promise in a way few communities can match.

# Who Typically Moves Here

One of the most surprising discoveries about Venue at Monroe is **where residents actually come from**. While many prospective buyers assume the community is filled with transplants from New York City, the reality tells a different and very local story. The vast majority of homeowners come from **within a 30-minute radius of Monroe Township** — they're not leaving the area, they're upgrading how they live within it.

This speaks volumes about the quality and reputation of Venue at Monroe. People who already know and love Central New Jersey are choosing to plant their roots right here. They're trading large, high-maintenance homes for beautifully designed residences where upkeep is handled for them — and where an active, engaged social life is just steps away.

The community also attracts a genuinely diverse range of buyer motivations. One couple even owns a home **just 7 minutes away** and purchased at Venue at Monroe as a **weekend home** — simply because they fell in love with the atmosphere, the amenities, and the people. That kind of devotion says everything.

## Common Buyer Profiles

- **Downsizers**  
Leaving 3,000–4,000+ sq ft homes for a right-sized luxury lifestyle
- **Local Upgraders**  
Transitioning from older homes into brand-new, low-maintenance living
- **Social Seekers**  
Couples craving an active, engaged community of like-minded neighbors
- **Second-Home Buyers**  
Purchasing a lifestyle retreat just minutes from their primary residence

# Lennar's "Everything's Included<sup>®</sup>" Advantage

Venue at Monroe is proudly built by **Lennar**, one of the nation's most trusted homebuilders — and renowned for a philosophy that fundamentally changes the new-construction experience: **Everything's Included<sup>®</sup>**. With Lennar, the premium features and high-end finishes you see in the model homes aren't optional upgrades with hefty price tags attached. They come **standard in every home**.

## What "Everything's Included" Means for You

With many builders, the model home experience can be misleading. The gorgeous quartz countertops, the designer tile, the upgraded cabinetry — these often come at a significant extra cost, sometimes adding tens of thousands of dollars to your final price. Lennar eliminates that uncertainty entirely. What you see is what you get, and the price you're quoted reflects the full, finished product.

## No Surprise Upgrade Costs

This approach helps buyers budget with confidence and peace of mind. There's no lengthy negotiation over option packages, no surprise invoices mid-build, and no feeling that you "settled" because the upgrades were out of reach. Lennar's model delivers transparency, value, and a truly move-in-ready home that feels as luxurious as it looks during your tour.

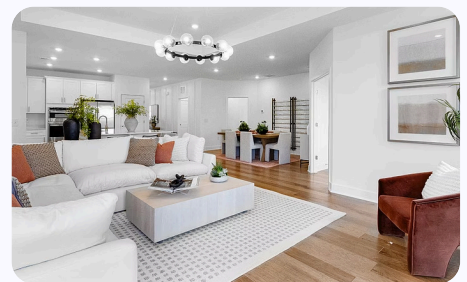
- The finishes shown in Lennar's model homes at Venue at Monroe are representative of what comes standard — not what's possible at an added cost. This is a meaningful distinction that sets Lennar apart from the competition.



Granite Countertops — Standard



Stainless Steel Appliances — Standard



Luxury Finishes — Standard

# Resort-Style Amenities

At the heart of Venue at Monroe is a spectacular **23,000 sq. ft. clubhouse and amenity campus** — a facility that rivals the finest resort destinations. Designed specifically for the active adult lifestyle, every square foot has been thoughtfully curated to offer residents a rich, fulfilling daily experience without ever leaving the community. Whether you crave physical activity, cultural enrichment, or simply a relaxing afternoon, it's all right here.



## Aquatics

- Indoor pool
- Outdoor pool with splash area
- Sun deck & lounging areas

## Wellness

- State-of-the-art fitness center
- Aerobics & yoga studio
- Community garden

## Entertainment

- Theater room
- Billiards room
- Outdoor amphitheater
- Café and sports bar
- Reception hall with stage

## Sports & Outdoors

- Tennis courts
- Pickleball courts
- Bocce courts
- Dog parks

All of these world-class amenities are contained within a beautifully maintained **gated community designed for privacy, security, and convenience**. Residents enjoy the rare combination of a vibrant social environment and a peaceful, protected neighborhood — the best of both worlds in the heart of Central New Jersey.

# HOA Information

One of the most liberating aspects of life at Venue at Monroe is knowing that the exterior upkeep of your home and community is handled — so your time and energy are freed up for the things that matter most. The Homeowners Association manages a comprehensive list of services that cover virtually every aspect of outdoor maintenance, giving residents true peace of mind through every season.



Clubhouse



Pool & Cabana



Fitness Center

## What the HOA Covers

### Lawn Care & Irrigation

Complete lawn maintenance and sprinkler system upkeep, year-round.

### Snow Removal

Roads, driveways, and walkways cleared — so winter is worry-free.

### Trash & Recycling

Scheduled pickup handled on your behalf, consistently and reliably.

### Common Areas & Amenities

Maintenance of all shared spaces plus full clubhouse access included.

## Fee Summary

### Monthly HOA Fee

\$405 / month

*(Effective January 2026)*

### One-Time Fees at Closing

- Membership Fee: \$1,500
- Builder Fee: \$825

The first two months of HOA fees are collected at the time of closing.

# Estimated Property Taxes

Understanding your total monthly carrying cost is an essential part of evaluating any home purchase, and property taxes are a key component of that calculation. In Monroe Township, NJ, property taxes can be estimated using a straightforward formula based on the purchase price of your home. While actual assessments may vary based on final appraisals and local adjustments, this provides a reliable planning baseline.

## The Estimation Formula

### **Purchase Price × 2.2%**

This simple calculation gives you a strong annual estimate to work with as you plan your budget and evaluate your options.

*Actual tax assessments may vary.  
Consult with a tax professional for  
personalized guidance.*

## Sample Estimates by Home Price

Home Price	Est. Annual Taxes
\$750,000	~\$16,500 / year
\$850,000	~\$18,700 / year
\$950,000	~\$20,900 / year

When combined with the HOA fee of \$405/month, these figures give you a clear picture of the total cost of ownership — allowing for confident, informed financial planning as you explore your next chapter.

# Floorplan Overview

Venue at Monroe offers three thoughtfully designed home styles, each crafted to deliver the perfect blend of comfort, elegance, and practical everyday living. Whether you're looking to right-size from a larger home or simply want a beautifully appointed space that feels just right, there's a floorplan here that fits your vision. Homes range from approximately **1,838 to 2,731 square feet** — offering meaningful choices without overwhelming complexity.

## Davenport

1,838 sq ft · 2 Bed / 2 Bath  
Starting low \$700s

## Apollo

2,452 sq ft · 3 Bed / 3 Bath  
Starting low \$800s

## Capri

2,731 sq ft · 3 Bed / 3 Bath  
Starting mid \$800s



**Davenport · From the Low \$700s**



**Apollo · From the Low \$800s**

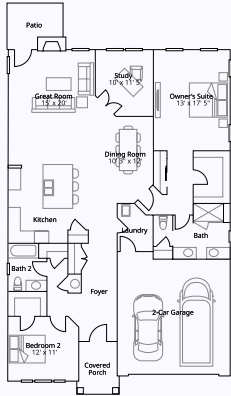


**Capri · From the Mid \$800s**

Every home in the community shares a set of signature design features that define the Venue at Monroe standard: **open concept layouts** that create an effortless flow between living spaces, **first-floor primary suites** for single-level convenience, **modern gourmet kitchens** built for both everyday cooking and entertaining, **two-car garages**, and **flexible guest spaces** that adapt to your lifestyle over time. These are not optional features — they come standard in every home, reflecting Lennar's commitment to quality and thoughtful design.

# Davenport Floorplan

STARTING IN THE LOW \$700S



1,838

Square Feet

2

Bedrooms

2

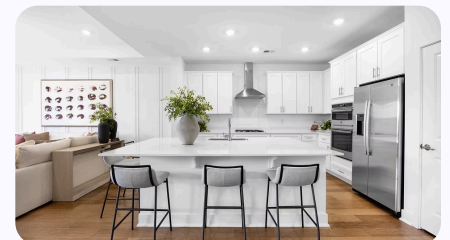
Bathrooms



## About the Davenport

The Davenport is the most efficient and approachable layout in the community, and it's an outstanding choice for homeowners who are ready to simplify their living space without compromising on quality, comfort, or style. Every square foot is optimized for gracious daily living, featuring the same premium finishes and open-concept flow found throughout the community.

Ideal for couples or individuals who want a beautifully appointed home that's easy to maintain and perfectly sized for the life they want to live — the Davenport offers luxury without excess. A **two-car garage** and a **first-floor primary suite** ensure everyday convenience is always front and center.



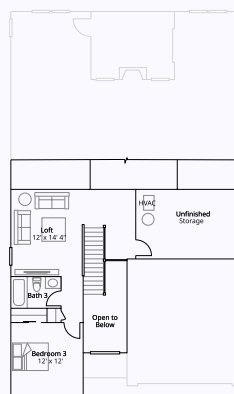
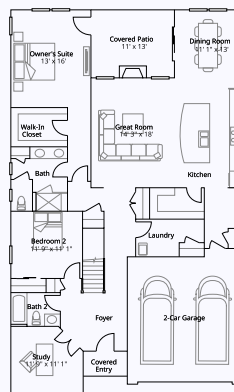
# Apollo Floorplan

STARTING IN THE LOW \$800S

## About the Apollo

The Apollo is the community's most popular floorplan — and it's easy to understand why. With over 2,400 square feet of thoughtfully designed living space, it offers the ideal balance between comfort and flexibility. Whether you're hosting grandchildren for the weekend, carving out a dedicated home office, or simply wanting the breathing room that comes with a larger home, the Apollo delivers on every front.

Three full bedrooms and three bathrooms mean guests always have their own comfortable space, while the open-concept layout ensures the main living areas feel expansive and welcoming. This is a home designed not just for today, but for the full richness of the years ahead — adapting effortlessly to your evolving lifestyle and the people you love most.



2,452

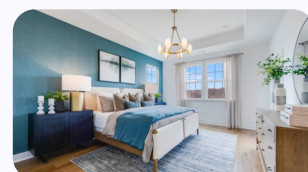
Square Feet

3

Bedrooms

3

Bathrooms



# Capri Floorplan

STARTING IN THE MID \$800S

2,731

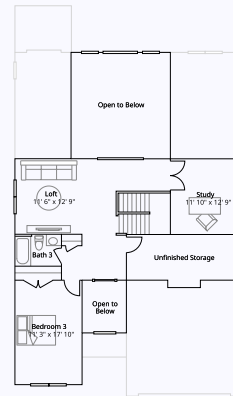
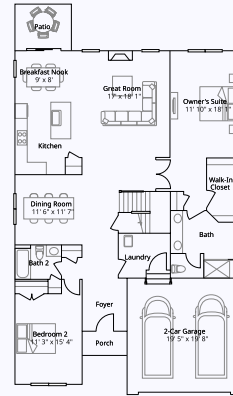
Square Feet

3

Bedrooms

3

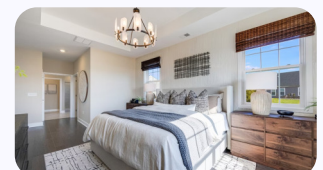
Bathrooms



## About the Capri

The Capri is the crown jewel of Venue at Monroe's floorplan collection — the largest, most generous home in the community, and a statement in luxury active-adult living. At nearly 2,800 square feet, this home offers a scale and sense of space that's ideal for those who love to entertain, host family gatherings, or simply appreciate the feeling of truly expansive rooms.


Every detail of the Capri has been designed with entertaining in mind. The open-concept living and dining areas flow beautifully, the kitchen is built for serious cooking and effortless hosting, and the three full bedrooms ensure that visiting family and friends are always accommodated in comfort and style. If you've been living in a large home and aren't quite ready to downsize your sense of space — the Capri is your answer.



# Current Available Homes

Inventory at Venue at Monroe moves quickly, and availability changes frequently as buyers secure their homes. Below is a snapshot of homes currently available, along with their floorplan, square footage, and anticipated move-in dates. If a specific home or timeline appeals to you, it's worth acting promptly — well-priced homes in this community rarely stay available for long.

Address	Plan	Sq Ft	Beds / Baths	Move-In	Price
9 Wembley Court	Apollo E	2,450	3 Bed / 3 Bath	April	\$819,990
2 Wembley Court	Apollo E	2,450	3 Bed / 3 Bath	May	\$850,140
4 Prado Road	Davenport A	1,850	2 Bed / 2 Bath	June	\$777,690
6 Galerie Court	Capri C	2,730	3 Bed / 3 Bath	July	\$935,075
1 Galerie Court	Capri C	2,730	3 Bed / 3 Bath	August	\$959,740

 Availability and pricing are subject to change without notice. Contact Claudia Dunn for the most current inventory and to discuss your preferred home and timeline.

# Should You Buy Here? (Quick Quiz)

Not every community is the right fit for every buyer — and that's completely okay. Venue at Monroe has a distinct personality and a specific kind of lifestyle that it delivers exceptionally well. To help you quickly gauge whether this might be your ideal next chapter, take a look at the statements below. If you find yourself nodding along to at least three of them, there's a good chance Venue at Monroe deserves a closer look.



## Active Social Community

You want to be surrounded by engaged, interesting neighbors who enjoy organizing events, travel, and shared experiences.



## New Construction

You prefer the clean slate and modern finishes of a brand-new home over the uncertainties of resale properties.



## Exterior Maintenance Handled

You want the lawn, snow removal, and exterior upkeep managed so your weekends are yours to enjoy.



## Resort-Style Amenities

You want world-class facilities — pools, fitness, dining, sports courts — right outside your front door.



## Stay Close to Family

Staying connected to your Central NJ roots, family, and longtime friends matters deeply to you.



## Luxury Without Upkeep

You want a beautifully appointed, high-quality home — without the burden of constant maintenance and repairs.

**Answer YES to 3 or more?** Venue at Monroe may be exactly what you've been looking for. Let's explore it together.

# Selling Before Moving?

For many prospective buyers at Venue at Monroe, the journey begins not with finding a new home — but with understanding the value of the one they already have. The majority of residents who move here are **selling a larger home nearby first**, and getting clarity on that number early in the process is one of the most empowering steps you can take.

Knowing what your current home is worth in today's market gives you a clear picture of the equity you've built, helps you define a realistic price range for your new home at Venue at Monroe, and allows you to coordinate the timing of both transactions with confidence. There's no guesswork, no surprises — just a clean, strategic path forward.

If you're curious what your home might be worth right now, I can provide a thoughtful, no-obligation estimate based on current market conditions in your area. It's a quick conversation that often opens up a world of clarity and possibility.

## Equity Clarity

Understand how much equity you've built and what it means for your next purchase.

## Smart Price Range

Know exactly which homes at Venue at Monroe fit your financial picture.

## Timeline Coordination

Align your sale and purchase so the transition feels seamless, not stressful.

## Ready to Take the First Step?

Let's start with a quick, no-pressure conversation about what your home is worth and what your path to Venue at Monroe might look like.

### Request Home Value

Get a personalized estimate of your current home's market value.

### Schedule a Strategy Call

Book a free 15-minute downsizing strategy call with Claudia Dunn.

*No obligation. No pressure. Just clarity and guidance from an advisor who has your best interests at heart.*

# Tour Venue at Monroe With Me

There's truly no substitute for experiencing Venue at Monroe in person. The photos are beautiful, the numbers make sense — but it's the feeling of walking through the model homes, hearing the sounds of the community, and imagining your life here that makes it all real. I'd be honored to arrange a **private, personalized tour** tailored entirely to your interests and timeline.

## What We'll Do Together



### Walk Through the Model Homes

Experience each floorplan firsthand and get a feel for the finishes, flow, and scale of each design.



### Tour the Clubhouse & Amenities

See the full amenity campus — pools, fitness center, courts, café, and more — all in one visit.



### Compare Available Homes

We'll review current inventory side-by-side and discuss which homes best match your priorities.



### Discuss Pricing & Timing

I'll walk you through the full cost picture and help you map out a timeline that works for you.

## Claudia Dunn

### Dunn Dynasty Homes

Guiding effortless home transitions while maximizing returns.

📞 Cell: 732-939-6976

📞 Office: 888-893-3537

✉️ Email: [claudia@dunndynasty.homes](mailto:claudia@dunndynasty.homes)

📱 Instagram: @Claudia\_E\_Dunn

📄 **Good to Know:** The builder covers the full cost of buyer representation at Venue at Monroe. Working with a real estate advisor like Claudia **does not increase the price of your home** — not by a single dollar. My role is simply to help you evaluate your options with clarity, compare communities thoughtfully, and navigate the purchase process with confidence and ease.

Tour Venue at Monroe With Me

Request Your Home Value