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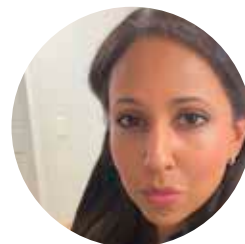
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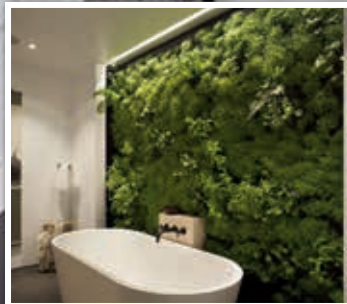
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23 Rio Vista Drive

The views overlooking Montammy Country Club are genuinely striking and set the tone for the entire property. Set on two lush acres in Rio Vista, this contemporary home feels thoughtfully placed within its surroundings, with southeast exposure that brings beautiful light from morning through evening. From the moment you step inside, expansive glass walls draw your eye outward, connecting the interior to the peaceful landscape beyond. The setting feels open, quiet, and restorative, a place that encourages you to slow down and breathe.

The home's open layout works effortlessly for both everyday living and entertaining, indoors and out. Multiple kitchens, including a main kitchen, service kitchen, and cabana kitchen, make hosting seamless. Upstairs, the primary suite offers privacy and sweeping views that enhance the home's calm, retreat-like atmosphere. The lower level is designed for enjoyment, with space to gather, relax, and unwind, including a bar, billiards area, gym, theatre room, and additional baths. More than a showcase, this is a home designed for living well in a setting that truly stands apart.

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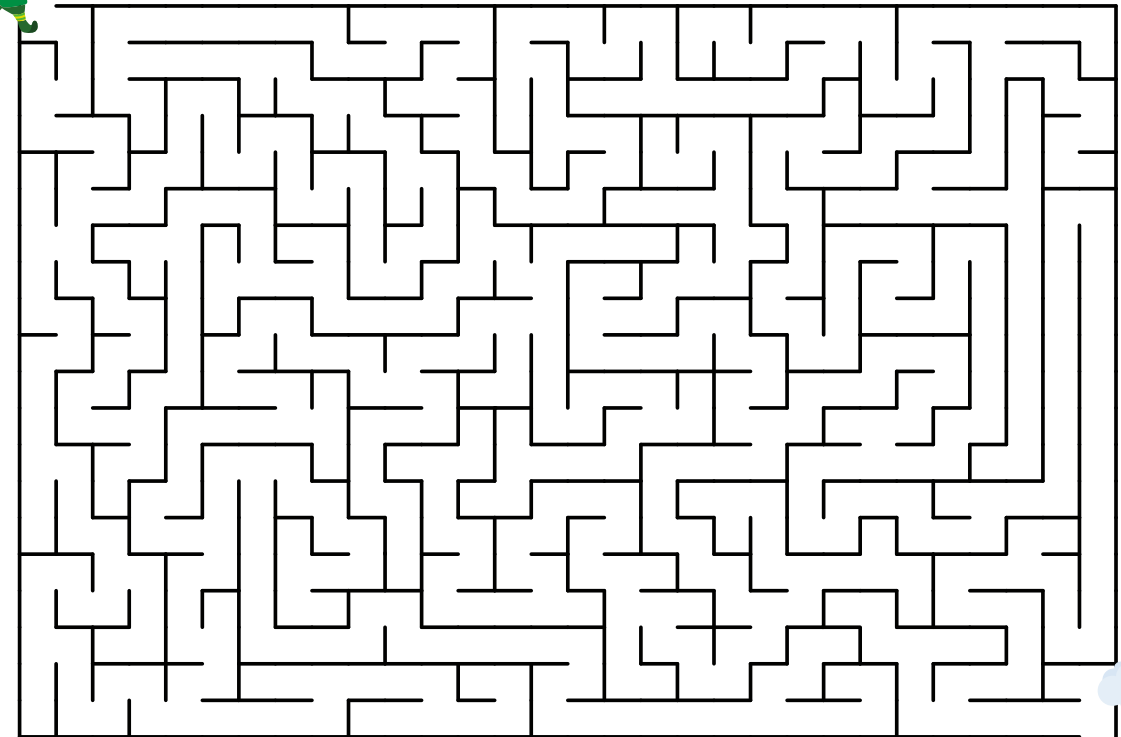
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LUCK OF THE IRISH

Can you spot all 15 differences in this festive St. Patrick's Day scene? Look closely at the shamrocks, rainbows, and leprechaun mischief to see if you have the luck of the Irish!





MARCH INTO SPRING IN STYLE

VANESSA BARRERA



HI, NEIGHBORS! MARCH is still chilly, but we're warming up in style.

As the snow melts (slowly), fashion is blooming—and this season's hero is cloud dancer. Soft yet bold, it's making its way into gloves, bags, and layers—the perfect color to wake up your wardrobe as we start shaking off the cold. Let's embrace the in-between weather and serve some looks!

First: Agnelle long leather gloves (\$350, Bergdorf Goodman) in Beurre to elevate any trench.

Heirloom's Maggie belted silk trench in Dark Sage (\$2,290, Bergdorf Goodman) to make any entrance whether its resting or not.

Next, cinch everything with a feminine and subtle belt by Versace (\$350, Net-a-Porter).

For your pop of color, it's the Bottega Veneta Jodie mini in cypress-gold (\$2,950, Nordstrom).

It's all about a bright bold scarf, wear it whichever way and glamify your look. Celine (\$590, Nieman Marcus).

Slip dresses are key—layer Vince's silk slip (\$495, Saks).



For the truly Bold and unique, check out the latest leather platform sneakers by CDG x Salomon (\$3,155, Bergdorf Goodman)
Lastly, spritz Le Labo Thé Noir 29 (\$340, Neiman Marcus)

Thanks so much for reading, neighbors! I can't wait to catch you in the next issue—until then, follow me over at @VanessaBarci

XO, Vanessa



@vanessabarci
Fashion & Beauty Writer
Alpine Resident

PUT YOUR BEST FACE FORWARD



THE MODERN LIP LIFT

A Subtle Yet Powerful Facial Rejuvenation

BY DAVID FOLK, MD



The lip lift has become one of the most popular facial cosmetic procedures for patients seeking a youthful, refreshed

appearance without relying on injectable fillers. Rather than adding volume, a lip lift enhances the natural shape of the upper lip by shortening the distance between the nose and the lip, creating a fuller, more balanced look while maintaining natural proportions.

As the face ages, the upper lip gradually lengthens and thins, often causing the mouth to look tired or less expressive. This elongation also hides the pink portion of the lip, making the smile appear narrower. A lip lift reverses these changes by gently elevating the lip, increasing visible lip show and restoring the soft curvature associated with youth. The result is a more defined cupid's bow, improved lip contour, and a brighter, more youthful smile.

The most commonly performed technique today is the subnasal, or

“bullhorn,” lip lift. This approach involves placing a small incision beneath the base of the nose, following its natural curves. A precise amount of skin is removed, allowing the lip to be lifted upward. When performed by a skilled facial plastic surgeon, the incision is carefully hidden and typically heals to become nearly invisible.

One of the major advantages of a lip lift is its permanence. Unlike dermal fillers, which can migrate, dissolve, or require frequent maintenance, a lip lift provides long-lasting improvement. It also avoids the risk of an overfilled or artificial look, making it especially appealing for patients who want subtle elegance rather than exaggerated volume.

Recovery is generally quick and manageable. Mild swelling and bruising are expected for about one to two weeks, and most patients return to normal activities shortly after. Final results continue to refine over several months as the tissues settle.

A lip lift can be performed on its own or combined with other procedures



such as rhinoplasty, facelift, or skin rejuvenation treatments. For patients seeking natural enhancement, improved facial harmony, and a youthful yet refined smile, the modern lip lift offers a sophisticated and transformative solution.

If you have any questions, please feel free to reach out and follow @drdavidfolk or www.drdavidfolk.com!



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ALPINE AND BERGEN COUNTY: WHERE SMART MONEY SHOULD FOCUS IN 2026

Tips from your local real estate expert

SANDRA GARCIA, ALPINE RESIDENT AND REALTOR®
AT CORCORAN INFINITY PROPERTIES IN ALPINE NJ.



By the time this March issue lands in your hands, we are already well into the first quarter of 2026. That early data is confirming what many of us in the field have been feeling: the upper tier of the Alpine and Bergen County market remains one of the most compelling places to place capital in residential real estate this year. I'm Sandra Garcia, Alpine resident, Realtor® at Corcoran Infinity Properties, Real Estate Investor, and your trusted local guide for high-end homes and investment-grade properties in our area.

Why Alpine and Surrounding Towns Still Lead

- For multimillion-dollar buyers, three fundamentals continue to make Alpine, Tenafly, Cresskill, Closter, Demarest, and neighboring towns stand out in 2026:
- Access to New York City with a lifestyle that offers privacy, land, and quiet streets.
- Top public and private schools, competitive youth sports, and strong community networks that matter deeply to relocating families.
- A limited supply of true estate-style properties, which cushions this segment from the volatility you read about in broader national headlines.
- While other parts of New Jersey may fluctuate more with interest rates, the upper Bergen County market is driven by lifestyle, tax strategy, and long-term wealth planning as much as by monthly payment. That creates a different kind of resilience at the multimillion-dollar level.

How the Rest of 2026 is Shaping Up

For the balance of this year, we should expect:

- Continued healthy demand from New York City and Hudson County buyers trading vertical living for privacy, outdoor space, and amenities.
- More selectivity on the buyer side: high-net-worth clients are willing to pay for quality, but they are far more critical on location, lot, layout, and finish level than they were during the pandemic rush.
- A clear split between truly turn-key luxury properties and everything else. Brand-new or fully renovated homes in prime locations are moving fastest; dated inventory, even at higher price points, is negotiating more and sitting longer.

Strategy For Sellers Of Luxury Homes

- If you are planning to sell a multimillion-dollar home in Alpine or nearby this year:
- Treat your property like a brand: presentation, photography, and narrative have to match the caliber of the home.
- Invest in strategic improvements: updated lighting, refreshed paint, refined landscaping, and thoughtfully staged interiors go a long way in this price bracket.
- Price within the current premium segment, not off of aspirational numbers from the height of the frenzy. Well-positioned luxury listings can still attract multiple serious buyers, but overpricing is punished more quickly in 2026.

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Strategy For High-End Buyers And Investors

If you are buying or repositioning capital in 2026:

- Focus on irreplaceable attributes first: street, lot size and topography, views, privacy, and school district. Finishes can be changed; land and location cannot.
- Be prepared to act decisively on the right property. In the true luxury tier, inventory is thin and the best opportunities rarely linger.
- Think beyond the purchase: consider future renovation potential, multi-generational living needs, and long-term exit strategy as part of your underwriting.

Alpine and greater Bergen County remain a niche, high-barrier-to-entry market, which is exactly why it has performed so well for long-term owners. If you are considering a sale, an upgrade, or a strategic acquisition in 2026, I am here to help you run the numbers, evaluate options, and execute with confidence.

I'm Sandra Garcia, your local Bergen County Realtor®, dedicated to guiding discerning buyers, sellers, and investors through every cycle. Call me at 201.914.0234 and Follow @sgarcialuxuryhomes to keep your luxury real estate strategy aligned with what is truly happening on the ground this year.



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The Lifelong Benefits of Reading to Children

NATALIE PEREZ

Reading to children is one of the simplest and most powerful ways to support their development. Long before a child can read independently, listening to stories helps shape their brain, strengthen emotional bonds, and build skills that last a lifetime. Whether it's a picture book at bedtime or a short story during the day, reading aloud plays a critical role in a child's growth.

One of the most important benefits of reading to children is language development. When children are exposed to books, they hear a wider range of words than they typically encounter in everyday conversation. This exposure helps expand vocabulary, improve pronunciation, and develop sentence structure. Children who are read to regularly often learn to recognize words faster and develop stronger communication skills, giving them a head start when they begin school.

Reading also strengthens cognitive and critical thinking skills. Stories introduce children to new ideas, problem-solving situations, and cause-and-effect relationships. As children follow plots and characters, they learn to predict outcomes, understand sequences, and make connections. These skills support early literacy and later academic success in subjects like math, science, and writing.

Beyond academics, reading to children supports emotional development. Books allow children to explore feelings in a safe and supportive way. Through characters and stories, children learn empathy, compassion, and emotional awareness. They begin to understand different perspectives and recognize that others may feel

differently than they do. This emotional intelligence helps children build healthier relationships and navigate social situations with confidence.

Another powerful benefit of reading together is the bond it creates between adults and children. Reading aloud provides focused, one-on-one time that helps children feel valued and secure. This shared experience builds trust and creates positive associations with learning. For many children, these moments become cherished memories that reinforce a lifelong love of books and learning.

Reading to children also supports concentration and listening skills. Sitting and listening to a story helps children practice focusing their attention, following instructions, and staying engaged. These skills are essential not only for school but also for daily life. Over time, children who are read to regularly often show improved patience and stronger attention spans.

Finally, reading fosters imagination and creativity. Stories introduce children to new worlds, ideas, and possibilities beyond their immediate environment. This encourages curiosity and creative thinking, helping children dream, ask questions, and explore new interests.

In a world filled with screens and constant distractions, reading to children remains a timeless and meaningful activity. Just a few minutes a day can make a lasting difference, supporting a child's intellectual, emotional, and social development. By reading to children, adults are not just sharing stories—they are helping shape confident, capable, and curious individuals for the future.



Alpine Resident, bilingual (English & Spanish) speaker. Holds a BA in Psychology and a certification as a Montessori Early Childhood Educator. Happily married with two, young children and loves traveling. Certified Montessori educator in Manhattan with 10 years of experience.





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SELLING A VACATION HOME BEFORE SUMMER? A 1031 EXCHANGE MAY HELP YOU REINVEST MORE

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On the Road Again

Your next adventure is just a drive away.

BY CAROLINE EDWARDS



TOUR & TRAVEL



Spring is the perfect time to hit the road and discover new destinations. From charming towns to scenic byways and nature retreats, these frequently driven-to spots offer a little adventure, relaxation, and a change of scenery for readers across the country.

Florida's Emerald Coast

Just a few hours' drive from many southeastern cities, Florida's Gulf Coast boasts soft sandy beaches, vibrant local dining, and charming seaside towns like Rosemary and Seaside. Spring is a lively time with plenty of activity, from beach fun to water sports and local festivals. Visitors can enjoy sunrise walks, kayaking, and sampling fresh seafood at local markets while soaking up the energetic spring atmosphere.

Texas Beaches

The Texas Gulf Coast offers a variety of destinations for a short spring break. From South Padre Island to Galveston, travelers can enjoy sandy stretches, fishing excursions, and cozy beach rentals. Many small towns along the way feature boutique inns and family-friendly attractions.

Hudson Valley, New York

Less than two hours from New York City, the Hudson Valley is ideal for a weekend road trip. Vineyards, historic homes, farmers markets, and riverside trails make this region a mix of culture and relaxation. Spring blooms add extra charm to the scenic drives.

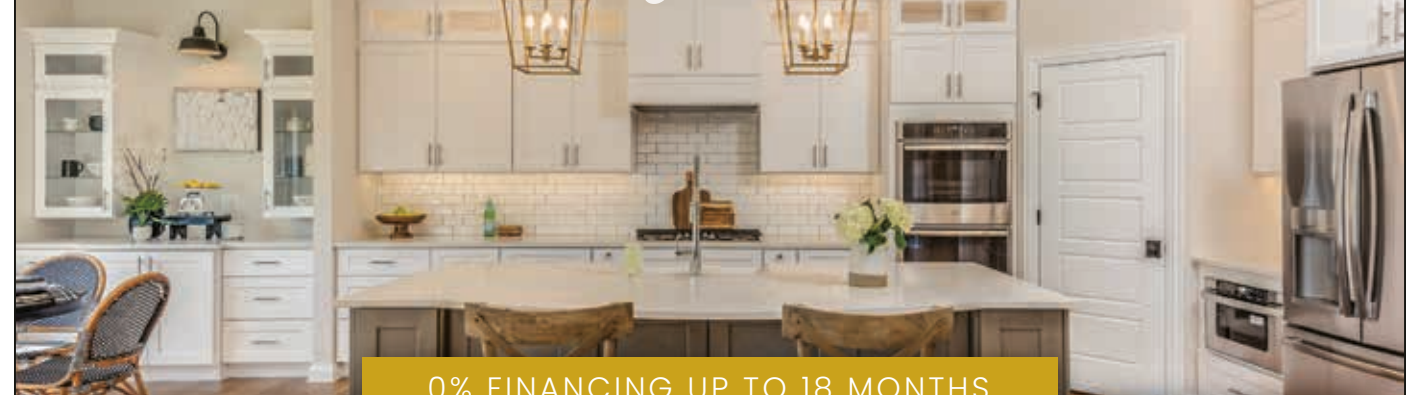
Door County, Wisconsin

Nestled along Lake Michigan, Door County is known for charming villages, orchards, and coastal vistas. Springtime brings fewer crowds, perfect for exploring local art galleries, hiking trails, or indulging in fresh cherry-inspired treats.

Santa Barbara, California

Just a two-hour drive from Los Angeles, Santa Barbara combines sun, sand, and sophisticated small-town charm. Visitors can stroll along State Street, explore boutique shops, or unwind on the wide beaches. The nearby Santa Ynez Valley offers vineyards, farm-to-table dining, and rolling hills perfect for a scenic drive.

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Game-Day or Any Day Crowd-Pleasers

Four easy, shareable recipes everyone will reach for again and again

WHEN FRIENDS AND FAMILY GATHER, the best moments happen around the snack table. These quick, no-fuss recipes deliver big flavor with minimal prep—perfect for game day, movie night, potlucks, or anytime you need a guaranteed hit. From savory, crunchy bites to rich, indulgent desserts, this lineup has something for every craving and every guest. Dig in, share freely, and don't expect leftovers.



Parmesan-Ranch Snack Mix

Yield: 3 quarts

Prep: 10 min

Cook: 5 min

INGREDIENTS

- 9 cups Corn, Rice or Wheat Chex
- 2 cups miniature pretzels
- 2 cups Goldfish cheddar crackers
- ½ cup butter, melted
- ½ cup grated Parmesan cheese
- 1 envelope ranch salad dressing mix

DIRECTIONS

In a large bowl, combine cereal, pretzels and crackers. Drizzle with butter. Sprinkle with cheese and salad dressing mix; toss to coat.



Oreo Ice Cream Cake

Yield: 12 servings

Prep: 15 min

INGREDIENTS

- 1 package (15-1/2 ounces) Oreo cookies, crushed, divided
- ¼ cup butter, melted
- ½ gallon vanilla ice cream, softened
- 1 jar (16 ounces) hot fudge ice cream topping, warmed
- 1 carton (8 ounces) frozen whipped topping, thawed

DIRECTIONS

1. In a large bowl, combine 3 cups cookie crumbs and butter. Press into a greased 13x9-in. dish. Spread with ice cream; cover and freeze until set.
2. Drizzle fudge topping over ice cream; cover and freeze until set. Spread with whipped topping; sprinkle with remaining cookie crumbs. Cover and freeze 2 hours or until firm. Remove from the freezer 10 minutes before serving.



Loaded Baked Potato Dip

Yield: 10 servings (2-½ cups)

Prep: 10 min

INGREDIENTS

- 2 cups sour cream
- 2 cups shredded cheddar cheese
- 8 center-cut bacon strips, cooked and crumbled
- ½ cup minced fresh chives
- 2 teaspoons Louisiana-style hot sauce
- Hot cooked waffle-cut fries

DIRECTIONS

In a small bowl, mix the first 5 ingredients until blended; refrigerate until serving. If desired, top with additional chives and bacon; serve with waffle fries.



Chocolate & Peanut Butter Crispy Bars

Yield: 2 dozen

Prep: 15 min

Cook: 25 min

INGREDIENTS

- 1 package fudge brownie mix (13x9-inch pan size)
- 1-½ cups chunky peanut butter
- 2 cups semisweet chocolate chips
- 1 cup creamy peanut butter
- 3 cups Rice Krispies

DIRECTIONS

1. Line a 13x9-in. baking pan with parchment, letting ends extend up sides. Prepare and bake brownie mix according to package directions, using prepared pan. Cool in pan on a wire rack 30 minutes. Refrigerate until cold.
2. Spread chunky peanut butter over brownies. Place chocolate chips and creamy peanut butter in a large microwave-safe bowl. Microwave in 30-second intervals until melted; stir until smooth. Stir in Rice Krispies; spread over chunky peanut butter layer. Refrigerate, covered, at least 30 minutes or until set.
3. Lifting with parchment, remove brownies from pan. Cut into bars and store in an airtight container in the refrigerator.

WINTER SKIN RESCUE

Nourishing Your Skin from the Outside In - and the Inside Out

NIDA ARAIN



- **Collagen or hyaluronic acid supplements** for elasticity and moisture retention
 - **Plenty of water and herbal teas**
- And don't forget real food: **avocados, wild salmon, olive oil, nuts, seeds, and warm soups** all help nourish the body's mucosal membranes and keep tissues hydrated.

A Special Note for Your Face

Facial skin is thinner and loses moisture faster. A simple routine can make a big difference.

Applying **pure hyaluronic acid serum** to damp skin helps draw water into the tissue, creating a plumper appearance. Over time, it supports the collagen network helping to soften fine lines and improve firmness. Follow with a nourishing **Squalene oil** to lock everything in.

Winter doesn't have to mean irritated skin. With a few intentional changes and adding in nourishing fats, supplementation, and gentle natural moisturizers your skin can stay soft, calm, and glowing all season long.

This content is for informational purposes only and does not constitute for medical advice. Please consult a doctor when combining herbs and supplements with medications.

Holistic Nutritionist; Co-Owner of Healthway Natural Foods, Tenafly and Alpine Resident

When winter arrives, we tend to focus on staying warm and healthy, but our skin quietly pays the price. Cold outdoor air holds very little moisture, and indoor heating systems pull even more humidity from the air. The result is dryness, flaking, irritation, and for many people, uncomfortable eczema patches, tiny bumps, or itchy, tight skin.

What we sometimes forget is that our skin isn't just a surface, it's our largest organ. It protects us, regulates temperature, supports detoxification, and acts as a barrier between us and the outside world. Keeping it hydrated isn't just about beauty, it's about health.

The good news is that with the right nourishment, winter skin can feel soft, calm, and glowing again.

Nature's Best Topical Moisturizers

Sometimes the simplest ingredients are the most powerful.

Beef tallow has made a big comeback in natural skincare. Its fatty acid profile closely matches our own skin's oils, allowing it to absorb deeply, repair the barrier, and calm inflammation. It's especially soothing for eczema-prone or cracked winter skin.

Hyaluronic acid is a hydration magnet. It draws water into the skin, helping it look plump, smooth, and supple.

Squalane oil (derived from olives) and other natural oils like jojoba or almond help seal in moisture while delivering anti-inflammatory benefits.

Together, these ingredients nourish, protect, and restore without harsh chemicals or synthetic fragrances.

Hydration Starts Within

Healthy skin isn't only about what you put on it — it's also about what you feed it.

Winter dryness often reflects internal dehydration and low healthy fats.

Support your skin from the inside with:

- **Omega-3 fish oils** to reduce inflammation and strengthen cell membranes
- **Evening primrose or Sea-Buckthorn oil** for dry, sensitive skin

Client: The IV Girl
Size: 1/4
Location: Standard

CUTTING A NEIGHBOR'S TREE IN NEW JERSEY?

ELLIOTT MALONE, ESQ.

Unfortunately, property disputes between neighbors are common, and few issues cause as much friction as trees that straddle, overhang, or fall across property lines. In New Jersey, the law governing trees generally balances the property rights of both the tree owner and the adjoining landowner.

Here is a breakdown of your rights and responsibilities concerning your neighbor's trees:

Overhanging Branches and Encroaching Roots: Under New Jersey common law, a property owner has a clear, long-established right to self-help regarding a neighbor's encroaching tree.

Right to Trim: You are legally permitted to trim branches, shrubs, and cut roots from a neighbor's tree that encroach upon your property, up to the property line. You cannot, however, cross the property line to perform the trimming without the neighbor's explicit permission.

The Crucial Limit (The "Self-Help" Rule): The exercise of your trimming right is not absolute. You are strictly prohibited from

causing permanent or irreparable damage to the tree's health and structural integrity. If you prune improperly and the tree is harmed, causes a decline in its health, or dies, you may be held liable for damages, potentially up to three times the tree's value.

Tree Ownership: The ownership of a tree is determined solely by where its trunk sits on the land.

Responsibility for Debris and Disposal: A common misunderstanding is who is responsible for the debris once branches have been trimmed or have naturally fallen.

Disposal is Your Responsibility: Any branches, leaves, or other debris resulting from your trimming, or that have fallen naturally onto your property, are your responsibility to dispose of.

Illegal Dumping: You cannot legally throw the debris back onto your neighbor's property, as this constitutes illegal dumping (or "fly-tipping of garden waste") and could lead to legal action.

Liability for Fallen Trees and Property Damage: A tree owner has a "generalized duty of care" to maintain the trees

on their property in a safe and structurally sound manner. Liability for damage caused by a fallen tree or branch is generally determined by a standard of negligence.

Tree Owner's Liability: A tree owner can be held liable for harm to a neighbor's property if they were negligent. This occurs when the tree owner knew, or reasonably should have known, that the tree was decayed, rotten, or presented a significant danger to the adjoining property but failed to take reasonable steps to prevent its failure (e.g., removing or trimming it).

"Act of God" Defense: An "Act of God" (such as a severe, unexpected storm) may be a viable defense to liability. However, this defense will not apply if the tree owner failed to perform routine maintenance or exercise reasonable diligence, and the damage could have been prevented.

Steps for Resolution: Given the high cost of litigation and the risk of tree damage liability, it is recommend to use non-legal solutions first.

Communicate and Document: The first step should always be polite and direct communication with your neighbor. Document the conversation, take clear photographs of the problem, and keep a log of all interactions for future reference.

Seek Professional Opinion: Before any self-help trimming, contact a certified arborist to inspect the tree and advise on safe pruning techniques. This helps avoid irreversible harm to the tree for which you may be liable.

Offer a Shared Solution: Propose splitting the cost of a professional arborist to perform the necessary work, which can help maintain goodwill and expedite a solution.

Mediation and Legal Counsel: If direct communication fails, consider mediation. If all else fails, a legal professional can help you explore formal options, such as filing a complaint with the local municipality or pursuing a private action in court (as an action for negligence or nuisance).

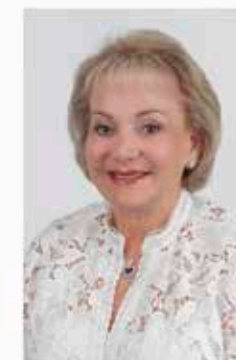
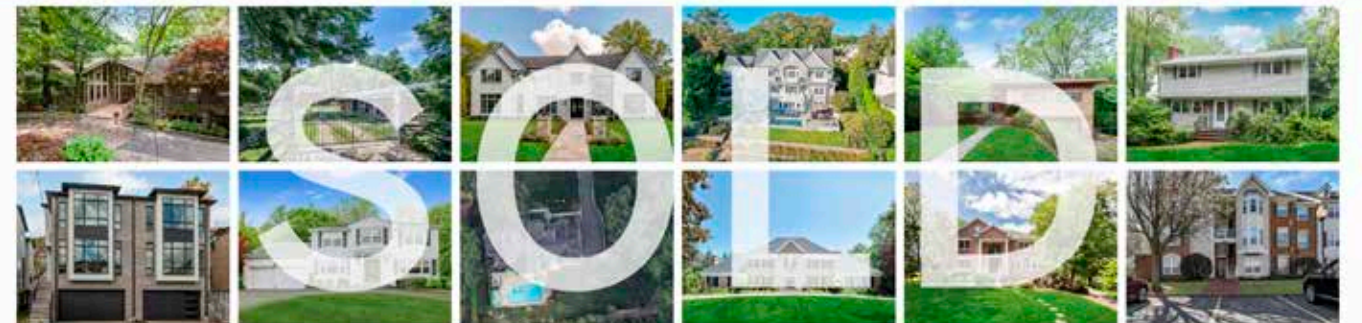
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REAL ESTATE FRAUD

ELLIOTT MALONE

Real estate transactions involve the transfer of large sums of money, making the industry a prime target for increasingly sophisticated cybercriminals. The most significant threat today is real estate wire fraud, where hackers intercept communications to trick buyers into wiring closing funds to a fraudulent account. This sophisticated crime is costing victims millions, as highlighted recently with a woman who lost \$2.2M in Dewey Beach real estate fraud scam.

Understanding how these scams work and implementing simple security measures are the only way to safeguard your life savings during a home purchase or refinance.

How Real Estate Wire Fraud Works: The scam typically relies on two sophisticated tactics: phishing and email spoofing.

Infiltration and Monitoring: Fraudsters use phishing emails to hack into the email accounts of a real estate agent, title company, or attorney. Once inside, they monitor communications, gathering details about the upcoming closing date, the parties involved, and the exact amount of money to be wired.

The Deceptive Email: Just days before closing, the scammer sends a fraudulent email, posing as one of the trusted parties (like the title agent or attorney). The email looks legitimate, often including the correct names, email signatures, and even personal details from the real transaction.

Creating Urgency: The message claims there has been a “last-minute change” or an “error” in the wiring instructions and urges the recipient to act immediately to avoid delaying the closing. This pressure is intended to make the victim panic and bypass their better judgment.

The Loss: The new instructions direct the buyer to wire their down payment or closing costs into an account controlled by the criminal.

Once the wire transfer is initiated, the money is often quickly moved to an offshore account and is usually unrecoverable.

Essential Strategies to Prevent Wire Fraud: Avoiding this scam requires vigilance and adherence to strict communication protocols with all parties involved in your closing.

Always Confirm Wire Instructions Verbally: Before sending any money, call your real estate agent, title company, or attorney on a known, trusted phone number which is one you looked up independently or got from their business card at the start of the transaction. Do not use a phone number provided in the suspicious email itself. You must verify the bank account name, account number, and the exact amount of funds to be wired.

Be Wary of Last-Minute Changes: Any email or text message requesting a sudden change to wiring instructions is a major red flag and is almost always a scam. Legitimate parties rarely, if ever, change these details at the last minute.

Inspect the Sender’s Email Address: Scammers often “spoof” email addresses or create addresses that are nearly identical to the real one, containing a single extra or misplaced letter (e.g., agent@bbank.com instead of agent@bank.com). Take a moment to look closely at the full email address, not just the display name.

Avoid Discussing Financials via Email: Email is not a secure method for transmitting sensitive financial information. Be cautious and limit all discussions of account numbers, due amounts, and closing costs to in-person meetings or phone calls.

Act Immediately if Scammed: If you realize you have been defrauded, immediately contact your bank or the wire service and request a wire recall. Then, file a complaint with the FBI’s Internet Crime Complaint Center (IC3).

HERE ARE SOME RECENT SALES IN THE AREA DURING DECEMBER 2025 (FROM NJMLS):

ALPINE:

1 Sale at 27 Alpine Drive \$970,000

CLOSTER:

6 Sales ranging from \$700,000 to \$1,918,000
155 Closter Dock Road \$700,000
77 Rutgers Street \$1,200,000
130 Durie Avenue \$1,918,000

CRESSKILL:

8 Sales ranging from \$620,000 to \$3,425,000
41 Monument Place \$620,000
373 Piermont Road \$1,035,500
118 Hoover Drive \$3,425,000

DEMAREST:

4 Sales ranging from \$1,175,000 to \$1,495,000
16 John Street \$1,175,000
98 Prescott Street \$1,385,000
15 Lois Avenue \$1,495,000

ENGLEWOOD CLIFFS:

5 Sales ranging from \$1,315,000 to \$2,075,000
184 Jenkins Drive \$1,315,000
519 E Palisade Avenue \$1,500,000
12 Summit Street \$2,075,000

TENAFLY:

3 Sales ranging from \$750,000 to \$3,250,000
12 Colonial Road \$750,000
29 Woodland Park Drive \$2,100,000
175 Churchill Road \$3,250,000

UPPER SADDLE RIVER:

6 Sales ranging from \$978,000 to \$1,872,000
366 Saddle River Road \$978,000
25 Orchard Drive \$1,235,300
8 Garden Court \$1,872,000

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