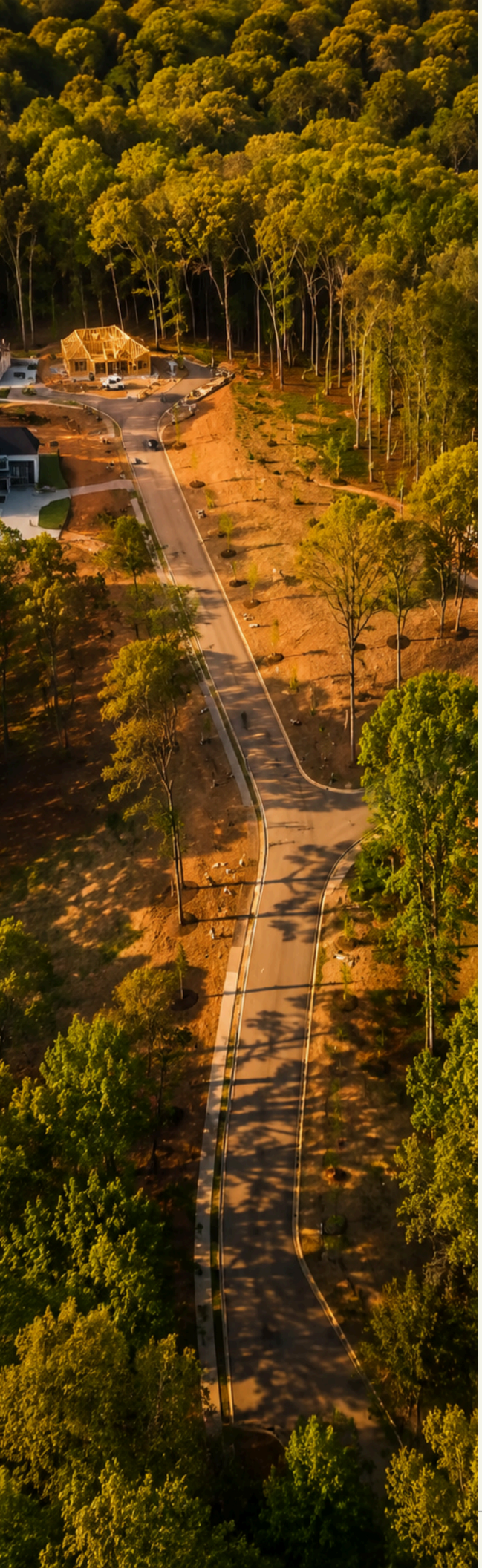

APOGEE
THE LUXURY LIVING MAGAZINE
SUMMER 2026
CLB
CERTIFIED LUXURY BUILDERS
CULTURAL DESIGN EXCELLENCE AWARD
PRESENTED TO
Distinctive DOMAIN
KING GEORGE HOME
2026
Honoring the thoughtful integration of rich cultural connections to contemporary American living.
APOGEE LIVING
ARCHITECTURE. DESIGN. LIFESTYLE.
Elevated living. Inspired by excellence.



WELCOME TO APOGEE

Above the Ordinary

There are places you choose because of the house. There are places you choose because of the life they make possible. Apogee Pointe Estates was conceived for both.

Set in Green Brook Township along the Watchung Mountains, Apogee Pointe Estates brings together private homesites, wooded surroundings, custom architecture, and practical access to the communities that shape life in this part of New Jersey.

This is not a catalog of houses. It is a guide to the setting, the possibilities, and the people who can help turn a piece of land into a home designed around your life.

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15 CUSTOM HOMESITES | APPROX. ONE-ACRE SETTINGS | PRIVATE CUL-DE-SACS

A NOTE FROM JIM BRENN

A Private Guide to What Comes Next

Building a custom home is personal, and it should feel that way.

After more than two decades in this business, I have learned that the best homes do not begin with a floor plan. They begin with a conversation about how a family wants to live, what matters every day, and what they want their home to make possible years from now.

Apogee Pointe Estates gives us an unusual starting point: land with privacy, scale, natural character, and access to the places our clients use every day. From there, the opportunity is to create something individual, whether that means a quiet home office, a kitchen built for gathering, a first-floor suite, a pool and outdoor room, or a modern estate with a completely different architectural language.

This magazine is our invitation to explore that possibility. Walk the land. Look at the homes we have built. Spend time in the surrounding towns. Then imagine what could be created here for your family.

We treat your project like it is our own, and we stay with you from the first idea through the final walkthrough.

Jim Brenn

DISTINCTIVE DOMAIN



Jim Brenn
Distinctive Domain

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Architecture, land, custom design, and the daily life surrounding one of Somerset County's limited custom home opportunities.

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"Custom does not have to mean complicated. It means curated for you."

The Masterpiece in the Mountains



15	1 AC	PRIVATE
CUSTOM HOMESITES	APPROXIMATE SCALE	CUL-DE-SAC SETTING

Apogee Pointe Estates is an exclusive collection of custom homesites in Green Brook Township, created for buyers who want space, privacy, and architectural potential without disconnecting from New York and the established luxury communities nearby.

A Different Kind of New Jersey

The appeal is the balance.

Wooded one-acre settings create room for architecture, landscape, outdoor living, and a greater sense of separation from neighboring homes. Quiet cul-de-sacs reduce through traffic. Underground utilities help preserve the visual character of the community.

At the same time, Apogee remains connected to Summit, Short Hills, Warren, Basking Ridge, Far Hills, Newark Liberty International Airport, and the greater New York City region.

The result is a setting that feels removed without feeling remote.

> *Serenity meets sophistication.*



Before the Architecture, There Is the Land



The best home begins with the right canvas.

Homesite selection affects the approach to the house, morning and afternoon light, outdoor living, privacy, views, landscape opportunities, pool placement, and the relationship between the residence and neighboring properties.

Aerial view of Apogee Pointe Estates and the surrounding wooded setting. Homesite availability and site conditions should be verified before purchase or design.

ORIENTATION

How the home meets the sun, street, views, and landscape.

PRIVACY

Sightlines, setbacks, tree cover, and neighboring homes.

OUTDOOR LIVING

Terraces, pools, kitchens, fire features, and gardens.

ARCHITECTURE

Scale, massing, driveway approach, and how the home sits on the land.

Choosing the Right Canvas

Distinctive Domain currently offers a select group of homesites at Apogee Pointe Estates. Always ask Distinctive Domain for the most up-to-date lot availabilities and listings.

7 JUNIPER WAY

Available through Distinctive Domain.

2 HARLOW POINTE COVE

Available through Distinctive Domain.

4 HARLOW POINTE COVE

Available through Distinctive Domain.

6 HARLOW POINTE COVE

Available through Distinctive Domain.

10 HARLOW POINTE COVE

Available through Distinctive Domain.

For the latest pricing, availability, and lot details, contact Distinctive Domain directly before a site walk or listing inquiry.

NEED HELP WITH LAND?

You do not have to figure it out alone. Distinctive Domain can help you evaluate available homesites, compare settings, and understand what can be built on each property.

CALL 732-469-3227 | EMAIL DAN@DISTINCTIVEDOMAIN.COM
VIEW APOGEE HOMESITES

WHAT TO LOOK FOR ON A SITE WALK

Road position, sun exposure, view corridor, tree cover, approach sequence, outdoor living potential, grading, and relationship to neighboring estate homes.

SITE PLAN SNAPSHOT



Use this site plan as a visual reference while discussing Apogee Pointe Estates with Distinctive Domain. Availability and active listings should always be confirmed directly with Distinctive Domain.

The Architecture of Quiet Luxury

Luxury is not defined by excess.
It is defined by proportion, material, craft, and restraint.



STONE WOOD GLASS BRASS LINEN CHARCOAL

DESIGN DIRECTION

A Home That Feels Collected, Not Manufactured

The strongest architectural story begins with permanence.

Natural stone, warm wood, tailored millwork, layered lighting, tall windows, and intentional sightlines create richness without noise. Exterior forms should respond to the wooded setting rather than compete with it.

Inside, the floor plan should feel specific to the household. An executive office can be separated from family activity. A kitchen can anchor daily life and entertaining. Guest spaces can support long visits. Wellness and recreation can be integrated without making the home feel institutional.

PROPORTION

Rooms, openings, and elevations that feel balanced.

NATURAL MATERIALS

Texture and authenticity that age well.

SIGHTLINES

Views that connect rooms and draw the eye to landscape.

MILLWORK

Built-ins, cabinetry, trim, and details that make a home personal.

LIGHTING

Layers of daylight, architectural light, and decorative fixtures.

LANDSCAPE

Architecture that extends into terraces, gardens, and outdoor rooms.

Homes Designed Around a Life



KING GEORGE



SILVER LEAF



TEWKSBURY



RIVER FARM LANE

Distinctive Domain's portfolio is deliberately varied. That is the point. A custom home should reflect its owner, site, priorities, and architectural point of view rather than repeat a formula.



CASE STUDY / KING GEORGE

Designed Around Family, Privacy, and Everyday Life

King George is a six-bedroom custom residence of approximately 6,050 square feet, built around a highly personal program that includes spaces for family traditions, entertaining, privacy, accessibility, and long-term living.

The broader lesson for Apogee is not to copy this home. It is to begin with the household and let architecture respond.

EXPLORE KING GEORGE



CASE STUDY / SILVER LEAF

Modern Restraint, Warmed by Wood

Silver Leaf demonstrates how clean forms, strong window composition, and warm material accents can create a contemporary home that still feels residential and grounded.

It is a useful reference for buyers who want modern architecture without sacrificing warmth, comfort, or a strong relationship to the landscape.

EXPLORE SILVER LEAF

DESIGN AROUND LIFE

A Home Should Begin With How You Live

THE KITCHEN

The everyday social center, planned around cooking, gathering, storage, and connection to outdoor dining.

THE GREAT ROOM

Comfortable enough for Tuesday night, composed enough for a full house.

THE PRIVATE OFFICE

A real work environment with privacy, daylight, technology, and a professional background.

THE PRIMARY RETREAT

Quiet, wellness, natural light, storage, and a bathroom designed as part of the daily routine.

GUEST SUITES

Room for adult children, parents, friends, and extended stays without compromising privacy.

OUTDOOR ROOMS

Covered terraces, kitchens, pools, fire features, and spaces that make the property useful across more seasons.

WELLNESS

Fitness, recovery, sauna, cold plunge, yoga, or simply a quiet room with a view.

FUTURE LIVING

First-floor suites, elevators, wider circulation, and adaptable spaces that support the next chapter.

Custom Without the Chaos

Distinctive Domain positions the custom home process as curated rather than complicated, with one coordinated team guiding clients from land evaluation through final delivery.

01	Idea & Visioning	02	Homesite Evaluation
03	Design Discovery	04	Architecture & 3D
05	Budget & Preconstruction	06	Construction
07	Interior Selections	08	Landscape & Outdoor Living
09	Final Walkthrough	10	Welcome Home

One team. One coordinated process. One home designed around you.

WHITE-GLOVE DELIVERY

What Distinctive Domain Handles

LAND EVALUATION

Understanding the site before architecture is finalized.

ARCHITECTURAL PLANNING

Coordinating concept, plans, consultants, and the buildable path forward.

SELECTIONS

Cabinetry, flooring, fixtures, appliances, surfaces, and finish decisions.

APPROVALS

Permitting, zoning support, and HOA navigation where applicable.

PROJECT MANAGEMENT

Day-to-day coordination, scheduling, trade management, and communication.

SITE COMPLETION

Landscaping, hardscaping, final walkthrough, and closeout.







Distinctive Domain team, from client meetings to on-site collaboration

> *"Custom does not have to mean complicated. It means curated for you."*

Life Moves Differently Here

6:30	Coffee with trees outside the window.	8:00	A real office before the first meeting.
12:30	Lunch in Summit or Warren.	4:00	A trail, school activity, or time at home.
6:30	Dinner outside when the weather cooperates.	SAT	Golf, markets, shopping, dining, friends.
SUN	Nothing scheduled.		



The Places Worth Knowing Beyond Your Front Door

Apogee works because privacy does not require isolation. The surrounding communities offer strong dining, shopping, culture, recreation, and practical services within the broader Somerset and Morris County luxury corridor.

SHORT HILLS

LUXURY RETAIL · SERVICES

BASKING RIDGE

HISTORIC CHARACTER · PARKS

WARREN

EVERYDAY CONVENIENCE · DINING

FAR HILLS + BEDMINSTER

COUNTRY ESTATE CHARACTER

Close to Apogee. Easy to Live In.

Warren offers the kind of everyday convenience that makes a private estate lifestyle work, with dining, services, recreation, and commuter access all close to Apogee Pointe Estates.

WORTH KNOWING

Warren is one of the closest established communities to Apogee, making it a natural hub for errands, appointments, dining, and everyday services.

DINING

Local restaurants and casual dining options make Warren useful for weeknight meals, lunch, and informal meetings.

RECREATION

Nearby parks, trails, golf, and open space reinforce the balance between privacy at home and an active lifestyle beyond it.

DAILY LIFE

Professional services, fitness, shopping, and commuter options help keep daily routines practical without giving up Apogee's quieter setting.

EDITOR'S TAKE: Warren works because it is close enough to handle the practical parts of daily life while Apogee remains distinctly private and residential.

SHORT HILLS

Luxury Retail, Without a Trip to Manhattan

Short Hills is one of the region's reference points for established luxury residential life and high-end shopping.

The Mall at Short Hills

A major luxury shopping destination with designer retail, department stores, dining, and services. For Apogee residents, it adds another layer of convenience to a private estate lifestyle.

The luxury of Apogee is not being far from everything.
It is choosing what you want to be close to.

THREE DISTINCTIVE DIRECTIONS

Basking Ridge. Warren. Far Hills.

BASKING RIDGE

Historic character, village-scale places, parks, and access to the broader Somerset Hills landscape.

IDEAL FOR

Weekend errands, a slower lunch, parks, and exploring established neighborhoods.

WARREN

One of the closest established luxury communities to Apogee, with restaurants, services, recreation, and practical transportation options.

IDEAL FOR

Daily convenience, dining, fitness, and the places you use regularly.

FAR HILLS + BEDMINSTER

Open countryside, equestrian character, country clubs, estate homes, and a distinctive Somerset Hills identity.

IDEAL FOR

Country drives, golf, dining, and a broader estate-living perspective.

A Weekend Well Played

WATCHUNG VALLEY GOLF CLUB

A private club in the regional golf landscape. Membership and access are separate from Apogee.

FIDDLER'S ELBOW COUNTRY CLUB

A private club in Bedminster with a major golf presence. Membership required.

TRUMP NATIONAL GOLF CLUB BEDMINSTER

A private golf club and estate setting in Bedminster. Membership required.

HAMILTON FARM GOLF CLUB

A private club in Gladstone with a strong regional reputation. Membership required.

Outside Comes Naturally

Washington Rock State Park
A nearby scenic overlook with long regional views.

Duke Farms
Trails, landscapes, environmental programs, and a large preserved setting in Hillsborough.

Watchung Reservation
A substantial county park for trails and time outdoors.

Always verify current hours, access rules, reservations, and membership requirements directly with each destination.

Dinner Worth Leaving Home For

The existing Apogee materials identify a collection of local restaurants and cultural stops. This edition treats them as an editorial starting point rather than a directory.

UPROOT	Warren
STONE HOUSE AT STIRLING RIDGE	Warren
PLUCKEMIN INN	Bedminster
NATIRAR / NINETY ACRES	Peapack-Gladstone
WARREN	A broad restaurant and cafe scene for lunch, dinner, and meetings

LOCAL GUIDE NOTE: Restaurant concepts, ownership, hours, and availability can change. Confirm every venue immediately before final publication.

Close Enough. Far Enough.



Apogee Pointe Estates can function as a sanctuary while remaining inside the economic and cultural orbit of northern New Jersey and New York City. Nearby rail and park-and-ride options, major road connections, and airport access give households multiple ways to stay connected.

Travel conditions vary. Confirm route and timing for your own commute and schedule.

WHY CUSTOM?

Why Build What Doesn't Exist Yet?

Buying a luxury house asks whether you can live with someone else's decisions. Building custom asks what decisions you would make for yourself.

A custom home can respond to how you work, cook, entertain, host family, exercise, collect, relax, and move through the day. It can address privacy, storage, technology, energy performance, views, landscape, future accessibility, and the architectural character you want to see when you turn into the driveway.

The opportunity at Apogee is the combination of land and freedom to make those decisions with a coordinated builder and design team. The goal is not customization for its own sake. It is coherence, a home where the rooms, materials, landscape, and details all make sense for the people who live there.

The Value of Something Rare

The investment case for Apogee is best understood through scarcity, not promises.

LIMITED LAND

Large, improved homesites in established northern New Jersey markets are difficult to reproduce.

CUSTOM ARCHITECTURE

A well-conceived custom home can create differentiation from more standardized inventory.

LOCATION

Proximity to employment, culture, airports, schools, and established towns supports long-term desirability.

REPLACEMENT DIFFICULTY

The combination of land, infrastructure, approvals, design, and construction takes time and coordination to recreate.

IMPORTANT
This magazine does not promise appreciation or investment performance. Real estate values can rise or fall. Buyers should conduct independent financial, legal, tax, and real estate due diligence.

Builder. Developer. Design-Build Partner.

Distinctive Domain has more than 22 years of luxury custom homebuilding experience in New Jersey.

The company positions its work around a coordinated design-build approach, transparent pricing and timelines, and hands-on project management from the early idea stage through final delivery.

- 22+ years of luxury custom homebuilding experience
- Certified Luxury Builder
- Multi-year Best of Houzz recognition
- Award-winning design and craftsmanship
- Turnkey coordination from land and design through landscape and closeout

Explore the Distinctive Domain Portfolio



CLIENT VOICES

In Their Words

“They made the whole process fun, not stressful.”

HOMEOWNER IN SOMERSET COUNTY

“We were blown away. They thought of everything.”

HOMEOWNER IN GREEN BROOK TOWNSHIP

“Distinctive worked with us from the start, purchasing lot through design and build. They were extremely professional and the quality of the work is extraordinary.”

CLIENT TESTIMONIAL PUBLISHED BY DISTINCTIVE DOMAIN

Testimonials are reproduced from Distinctive Domain's published Apogee and website materials.

It Takes a Team to Make Something Personal



A custom home is a coordinated effort between homeowner, builder, architect, designer, consultants, trades, craftsmen, and site team.

Distinctive Domain's role is to keep those decisions connected. Design choices affect budget. Site conditions affect architecture. Selections affect schedule. Landscape affects how the home meets the property. The value of an integrated process is not simply convenience. It is better alignment from one decision to the next.

Your Next Home Doesn't Exist Yet

It begins with a piece of land.
Then a conversation.
Then a drawing.
Eventually, the place you imagined becomes the place your family calls home.

Apogee Pointe Estates is the canvas. Distinctive Domain is the team that can help you create what comes next.

See the Land. Walk the Homesites. Begin the Vision.

1

SCHEDULE A PRIVATE TOUR

Walk the community and compare the homesites that fit your priorities.

2

BEGIN AN IDEA SESSION

Talk through architecture, lifestyle, budget, timing, and the right path forward.

3

CREATE THE PLAN

Move from site and vision into design, pricing, and preconstruction.

SCHEDULE A PRIVATE HOMESITE TOUR

PRIVATE ACCESS TO APOGEE POINTE ESTATES

Ready to see what comes next?

CALL 732-469-3227 | EMAIL dan@distinctivedomain.com

Talk with Distinctive Domain about current homesite availability, a private tour, design possibilities, pricing, and your next step.

DISTINCTIVEDOMAIN.COM/APOGEE-POINTE-ESTATES-LP/

APOGEE LIVING

A private guide to elevated living, custom homes, and rare land in the Watchung Mountains.

FINAL PRODUCTION SOURCES & RIGHTS

Primary editorial and factual sources: Distinctive Domain Apogee Pointe Estates landing page, Distinctive Domain portfolio and article library, plus approved Apogee Living source materials supplied for this publication.

This is the final production edition. Homesite availability, pricing, and other time-sensitive listing information may change after publication. Readers should always contact Distinctive Domain for the most current lot availability, listings, pricing, and tour information.

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