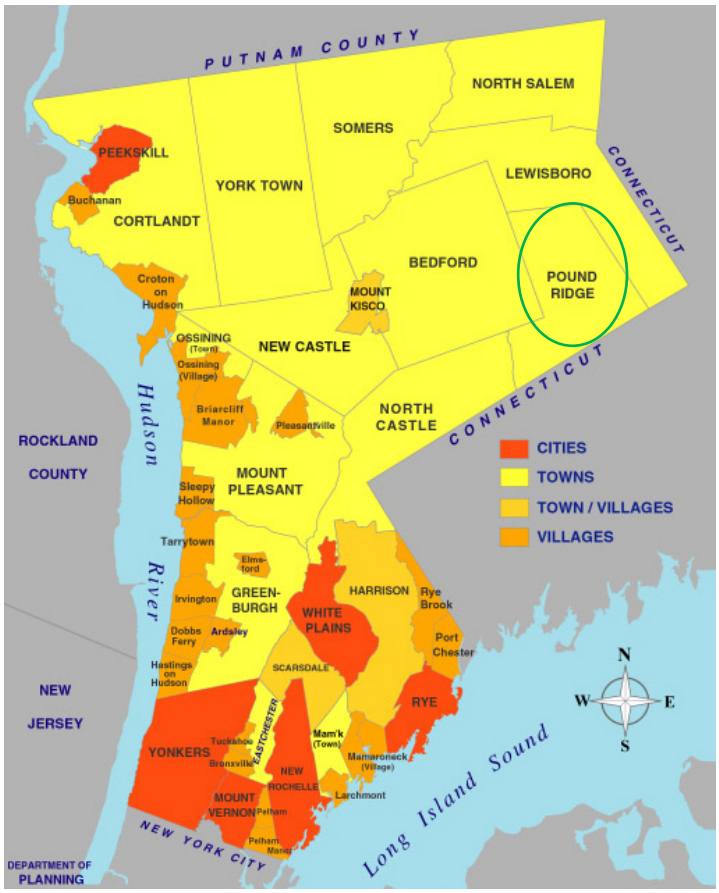
# Town of Pound Ridge, Westchester County, New York

Pound Ridge is a rural town of 23 sq. miles located in northern Westchester County bordered by Connecticut to the south, Bedford to west and Lewisboro to north and east.




The Town's Recreation Department offers a community pool, summer camp, Little League and other youth sports program as well as an adult open gym for basketball and volleyball. The 4,315 acre Ward Pound Ridge Reservation owned and operated by the County of Westchester is located in Pound Ridge and offers hiking, camping, fishing, cross country skiing and areas for picnicking.

The property is located in the Bedford Central School District. School children attend the Pound Ridge Elementary School (K-5) located on Westchester Avenue and the Fox Lane Middle School and Fox Lane High School on the Fox Lane Campus in Bedford. The Pound Ridge Public Library is approximately five tenths of a mile from the property.

Shopping and dining are concentrated in the hamlet of Scott's Corner on Westchester Avenue. Scotts Corner Market is a family owned independent full service market. Shopping is also available in New Canaan and Stamford, CT which are 7 to 12 miles away respectively.

The house is approximately 7.4 miles from Interstate 684. The closest Metro North train station is in Katonah which is about 6.05 miles away. Some Pound Ridge residents commute to New York City via the Metro-North New Haven line in Stamford. Grand Central Terminal can be reached in about 50 minutes by express trains.

Northern Westchester Hospital in Mt. Kisco is approximately 8 miles away.

## Maximum Income Limits as of June 1, 2016

(Income limits are subject to change)

| 4 Persons | 5 Persons | 6 Persons | 7 Persons | 8 Persons |
|---|---|---|---|---|
| $86,250 | $93,150 | $100,050 | $106,950 | $113,850 |

**Must have a minimum household size of 4**

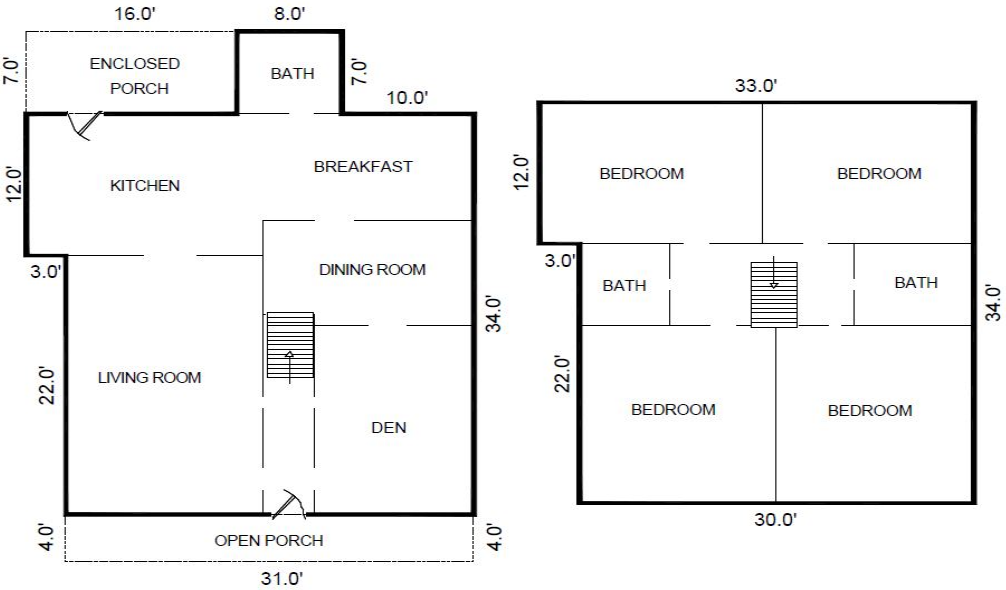
## 256 Westchester Avenue, Pound Ridge – Information Sheet

**Net Sale Price: $275,000** – Single Family Home, Colonial Design, Four Bedrooms, 3 Baths, Breakfast room, Den, Hardwood floors, Fireplace, Unfinished basement, Laundry room in basement, Fenced in front yard, Rear enclosed porch, One Car Garage, Barn, Bedford Central School District, +/- 2,202 sq. ft. and .18 acres

| 256 WESTCHESTER AVE | 4 BED / 3 BATH |
|---|---|
| Net Sale Price | $ 275,000 |
| 5% Down Payment | $ (13,750) |
| **Mortgage Amount** | **$ 261,250** |
| Principal + Interest* | $ 1325 |
| Real Estate Taxes*** | $ 665 |
| Homeowners Insurance | $ 130 |
| **Total Monthly Housing Payment (PITI)** | **$ 2,120** |
| Approx. income needed to carry payment | $ 77,090** |

*All figures are estimates*

*Assumes 30 year fixed rate mortgage at 4.5 %

**If monthly debt (minimum monthly payments on credit cards, loans, leases, child support payments etc.) is higher than 5% of your gross monthly income a higher income may be necessary.

***Base Tax without NYS STAR Exemption