

Sale Price:

Two Bedroom Unit:

Estimated at \$208,000 - \$218,000

Est. Monthly Real Estate Taxes: \$420-\$440

Est. Monthly Common Charges: \$351



**For further information or to
obtain an application please contact:**

Housing Action Council
55 South Broadway – 2nd floor
Tarrytown, NY 10591
914-332-4144

hac@affordablehomes.org
www.housingactioncouncil.org

***Household income must be
less than the following:***

2- person household: \$69,000

3- person household: \$77,650

4-person household: \$86,250

5-person household: \$93,150



How to Apply:

Applications for the affordable townhomes may be obtained from Housing Action Council. Applicants must complete an approved homeownership counseling program.

Announcing ...

Armonk Commons

FAIR and AFFORDABLE

Homeownership in

Armonk, Westchester County, NY

Only 4 Units Left!!!



This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No.1 issued by the New York State Attorney General. Sponsor: Armonk Commons LLC - 8 Hilltop Drive, Port Chester, NY 10573. Project: Armonk Commons Condominium - 22 Old Route 22, Armonk, New York.

Community Profile:

Armonk Commons Condominium is in the hamlet of Armonk in the Town of North Castle at 22 Old Route 22. The Town of North Castle is in north central Westchester County bordered by Rye Brook, Harrison and White Plains on the south, Mount Pleasant on the west, New Castle, Bedford and Pound Ridge on the north, and Connecticut on the east.

Armonk Square is a 3.5 acre development of shops, banking center, offices, residences and a food market located approximately one half mile from Armonk Commons.

Armonk Commons is conveniently located along the County Bee-Line Bus Route #12 which provides access to White Plains and the Metro North train stations — Harlem Line. The site enjoys easy access to I-684, a major north-south roadway which connects to I-287.

Residents of Armonk Commons are served by the Byram Hill Central School District — Coman Hill Elementary School (K-2); Wampus Elementary School (3-5); H.C. Crittenden Middle School and the Bryam Hills High School.

The Town's Recreation Department offers a wide range of programs for pre-school, grade school and young adults. The Town

Community Profile (cont'd):

also has athletic fields and maintains 350 acres of parkland.

Nearby hospitals include Greenwich Hospital in Greenwich, CT, Northern Westchester Hospital in Mt. Kisco, NY and White Plains Hospital in White Plains, NY, all within a 20-minute range.

IBM's world headquarter is located in Armonk.

Directions:

From Points South:

Take **Hutchinson River Pkwy North** for +/-13 miles

Keep **left** to take **I-684 North** toward **Brewster**

Take **Exit 2 - NY-120/ Westchester County Airport**

Take **1st left** onto **NY-120/Purchase St.** follow for 1.95 miles

Keep **right** at fork to go on **NY-120/King Street**

Stay **straight** to go onto **NY-22/Armonk Bedford Rd.**

Take 1st **Left** onto **Old Route 22**

22 Old Route 22 is on the **right**

From Points North:

Take **I-684 South**

Take **NY-22 exit, Exit 3** toward **Armonk**

Merge onto **NY-22/Armonk Bedford Rd** toward **Armonk**

Turn **Right** onto **Old Route 22**

22 Old Route 22 is on the **right**

Building Features & Amenities:

The development of Armonk Commons was made possible with funding from New York State and Westchester County.

The ten (10) condominium units are located in two two-story buildings with townhouse design. Each unit has a private entrance, 2.5 bathrooms, a living room, a kitchen/dining area, energy star appliances, hook-ups for a washer and dryer, and a gas fired heating and cooling system. They are two bedroom units (approx. 1300 sq. ft) with 24 on-site parking spaces.

Developer/ Builder:

The developer/builder is Lazz Development based in Port Chester. The Principal Lou Larizza has over a 25 year history in developing and constructing affordable housing; high-end custom residential and commercial facilities; and retail centers.

Principal Lou Larizza takes a hands on approach to each development. His portfolio includes similar developments in the City of Rye, Village of Rye Brook, and the Village of Port Chester.