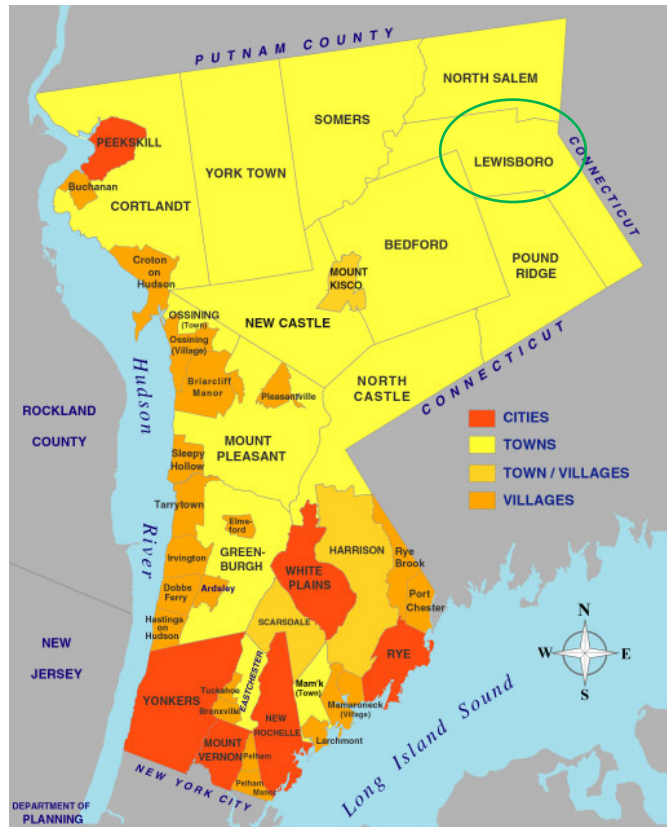


Town of Lewisboro, Westchester County, New York

The Town of Lewisboro is located in northeastern Westchester County. It is bordered on the North by the Town of North Salem, on the south by the Town of Pound Ridge and on the west by the Towns of Bedford and Somers. Ridgefield, Connecticut borders Lewisboro on the east. According to the 2010 Census, it has a population of approximately 12,000 people. It is served by the Katonah-Lewisboro School District. Its high school – John Jay High School – is among the top 200 high schools in the nation according to *Newsweek*. Residents shop in the nearby hamlet of Golden’s Bridge and Ridgefield, CT. South Salem is a hamlet within the Town.



The Lewisboro Library hosts special events such as Friday evening concerts and movies and offers a variety of children, teen and adult programs. The Town’s Parks and Recreation Department offers toddler/pre-school activities, youth and teen activities, sports development activities and adult and senior programs. Platform tennis is available year-round at the John Jay High School. The Town has numerous parks and preserves. Mountain Lakes Camp is a county park on the northern border of Lewisboro with ponds and trails. The most popular trail leads to “Look Out Point” which overlooks Lake Waccabuc, Lake Oscaleta and Lake Rippowam.

The major highways close to Lewisboro are Interstate 684 and the Merritt Parkway connecting points North and South. The closest Metro North train stations are at Goldens Bridge and Katonah, both of which are on the Harlem line. A shuttle bus, operated by Housatonic Area Regional Transit (HART), provides transportation to the Katonah station in the morning and evening. Shopping is available in the hamlet of Golden’s Bridge, including a supermarket, and Ridgefield, CT. There is a major shopping mall in Danbury, CT. Hospitals are located in Mt.Kisco (Northern Westchester Hospital) and in Danbury and Norwalk, CT.

Maximum Income Limits as of June 1, 2016

(Income limits are subject to change)

1 Person	2 Persons	3 Persons	4 Persons	5 Persons
\$60,400	\$69,000	\$77,650	\$86,250	\$93,150

Oakridge Condominium Complex
142 Stonemeadow Drive, South Salem – Information Sheet

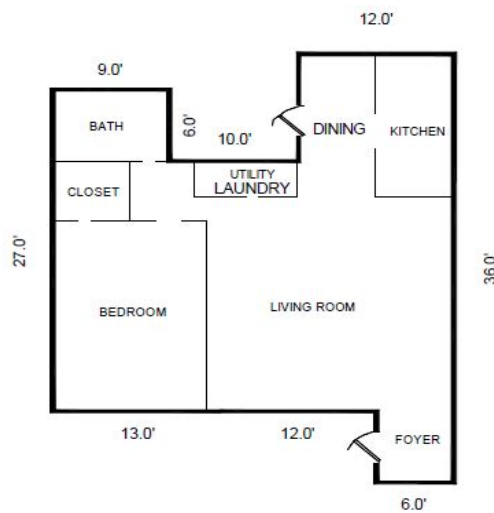
Net Sale Price: \$132,554 – One Bedroom, 1 Bath Condominium in a 278 unit condominium complex, located on 1st Fl, Fireplace, Laundry Room, Deck, One open parking space, Condo amenities include pool, clubhouse, tennis courts, trails, lake, Katonah-Lewisboro School District, +/- 849 sq. ft.



142 Stonemeadow Drive	1 BED/1 BATH
Net Sale Price	\$ 132,554
5% Down Payment	\$ (6,630)
Mortgage Amount	\$ 125,924
Principal + Interest*	\$ 640
Real Estate Taxes***	\$ 305
Walls-In Insurance	\$ 50
Condo Fee & Water Charge	\$ 390
Total Monthly Housing Payment (PITI)	\$ 1,385
Approx. income needed to carry payment	\$ 50,365**

*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

All figures are estimates



Oakridge Condominium Complex
34 Bittersweet Lane, South Salem – Information Sheet

Net Sale Price: \$160,000 – Two Bedroom, 1 Bath Condominium in a 278 unit condominium complex, corner unit, Vaulted living room with fireplace, Eat in kitchen with granite countertop and stainless steel appliances, Loft overlooking Living Room with office/den space, Laundry Room, Deck, One car garage parking, Condo amenities include pool, clubhouse, tennis courts, trails, lake, Katonah-Lewisboro School District, +/- 1454 sq. ft.



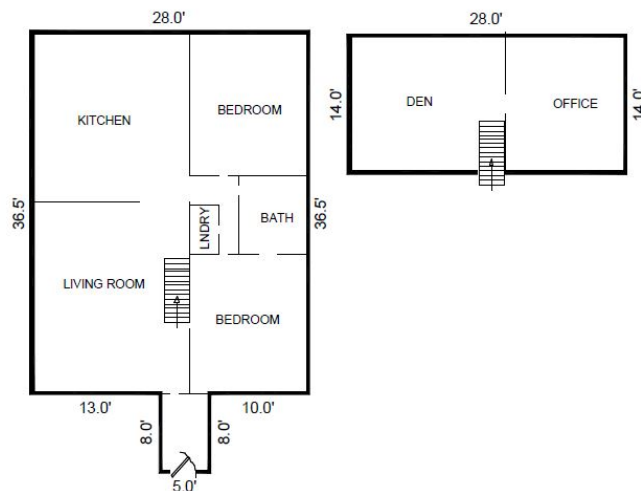
34 Bittersweet Lane	2 BED/1 BATH
Net Sale Price	\$ 160,000
5% Down Payment	\$ (8,000)
Mortgage Amount	\$ 152,000
Principal + Interest*	\$ 770
Real Estate Taxes***	\$ 405
Walls-In Insurance	\$ 50
Condo Fee & Water Charge	\$ 540
Total Monthly Housing Payment (PITI)	\$ 1,765
Approx. income needed to carry payment	\$ 64,180**

*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

All figures are estimates



Oakridge Condominium Complex
124 Lake Kitchawan Drive, South Salem – Information Sheet

Net Sale Price: \$190,000 – Two Bedroom, 1 Bath single family home, Laundry Room, Unfinished Basement, Deck, Winter view of Lake Kitchawan, Backs up to Preserved land, Use of Sandy Beach and Lake through Lake Kitchawan Association, Katonah-Lewisboro School District, +/- 990 sq. ft., .11 acre lot.



124 Lake Kitchawan Drive	2 BED/1 BATH
Net Sale Price	\$ 190,000
5% Down Payment	\$ (9,500)
Mortgage Amount	\$ 180,500
Principal + Interest*	\$ 915
Real Estate Taxes***	\$ 595
Homeowners Insurance	\$ 125
Total Monthly Housing Payment (PITI)	\$ 1,635
Approx. income needed to carry payment	\$ 59,460**

*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

All figures are estimates

