

**Fair & Affordable Newly Constructed Single Family Homes
Now Available for Purchase
Town of Cortlandt - Westchester County
APPLICATION DEADLINE APRIL 14, 2017**



3 Fowler Avenue, Cortlandt Manor (2 Bedrooms with Den) - Sale Price: \$210,264

34 Lockwood Road, Cortlandt Manor (3 Bedrooms) - Sale Price: \$252,109

APPLY NOW - APPLICATION DEADLINE APRIL 14, 2017

**For Information & Application - Contact: Housing Action Council
(914) 332-4144 | hac@affordablehomes.org | www.housingactioncouncil.org**

Minimum Occupancy Requirements
3 Fowler Avenue – at least 2 people
34 Lockwood Avenue – at least 3 people



Housing Action Council



CHI Community Housing
Innovations



3 Fowler Avenue, Cortlandt Manor - Sale Price: \$210,264

2 Bedroom 2 Bath Newly Constructed Single Family Home

+/- 1150 sq. ft on 0.53 +/-acre lot

+760 sq. ft. Unfinished Basement

Living Area on One Level, Master Bedroom with Full Bath, Den, Mud Room/Utility Room with Washer/Dryer Hook-Up, Handicapped Accessibility Features, including Ramp

34 Lockwood Road, Cortlandt Manor - Sale Price: \$252,109

3 Bedroom 2 Bath Newly Constructed Single Family Home

+/- 1,493 sq. ft. on +/- 1.28 acre lot

Living Area on One Level, Master Bedroom with Full Bath, Mud Room/Utility Room with Washer/Dryer Hook-Up, Detached One Car Garage, Handicapped Accessibility Features, including Ramp

Town of Cortlandt

The Town of Cortlandt is in the NW corner of Westchester County bounded on the north by Putnam County, on the west by the Hudson River and City of Peekskill, on the east by Yorktown, and south by Towns of Ossining and New Castle. The properties are within the hamlet of Cortlandt Manor.

Residents of 34 Lockwood Road will be served by the Lakeland Central School District while 3 Fowler Avenue by the Putnam Valley Central School District. The properties are located 5 to 6 miles from the Peekskill Metro-North Railroad station on the Hudson Line. Rail travel time to New York City is approximately one hour. They are also served by the Westchester County Bee Line bus route #16 and the Route 6 corridor which has a variety of shopping opportunities.

The Town maintains several parks with soccer and softball fields, playgrounds, tennis and basketballs and a swimming pool. The Town sponsors movies and summer concerts in the park and residents can attend various activities and programs at the Cortlandt Youth and Recreation Center. Bear Mountain State Park can be readily accessed.

The largest employer in the Town is the Cortlandt Town Center – a large retail center on Route 6. Other major employers include New York Presbyterian Hudson Valley Hospital Center and FDR Veterans Administration Hospital.

Maximum Income Limits as of June 1, 2016

(Income limits are subject to change)

2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
\$69,000	\$77,650	\$86,250	\$93,150	\$100,050

Maximum Income Requirements and Household Size Apply



Housing Action Council



Affordability Analysis

(All figures are approximate and subject to change)

2 Fowler Avenue, Cortlandt Manor, New York

2 Fowler Avenue Cortlandt Manor	2 BEDROOM
Sale Price	\$ 210,264
5% Down Payment	\$ (10,513)
Mortgage Amount	\$ 199,751
Principal + Interest**	\$ 955
Approximate taxes	\$ 500***
Homeowners Insurance	\$ 105
Total Housing Payment (PITI)	\$ 1,560
Approx. income needed to carry payment	\$ 56,727*

34 Lockwood Road, Cortlandt Manor, New York

34 Lockwood Road Cortlandt Manor	3 BEDROOM
Sale Price	\$ 252,109
5% Down Payment	\$ (12,605)
Mortgage Amount	\$ 239,504
Principal + Interest**	\$ 1145
Approximate taxes	\$ 670***
Homeowners Insurance	\$ 125
Total Housing Payment (PITI)	\$ 1,940
Approx. income needed to carry payment	\$ 70,545*

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

**Assumes 30 year fixed rate mortgage at 4%

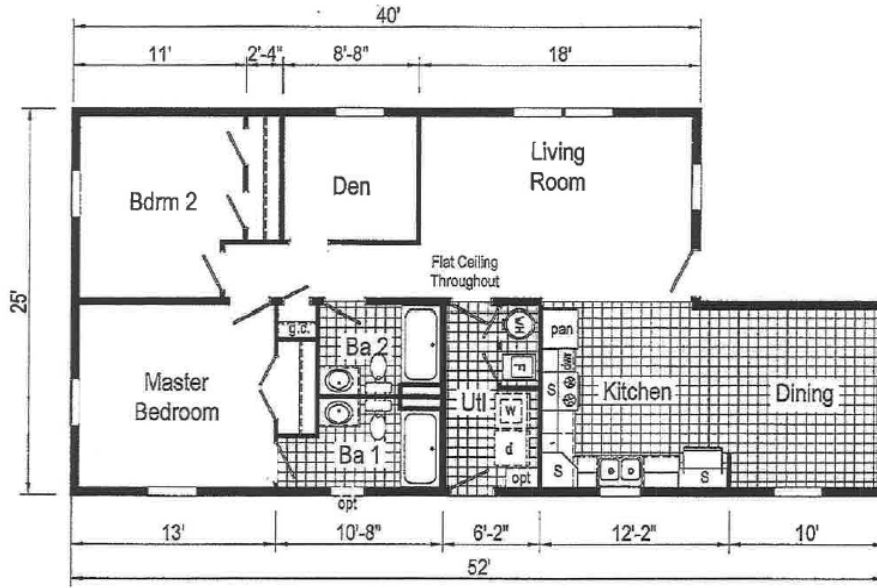
***Assumes real estate taxes have a STAR exemption. Mortgage lender will qualify borrower at full real estate tax rate



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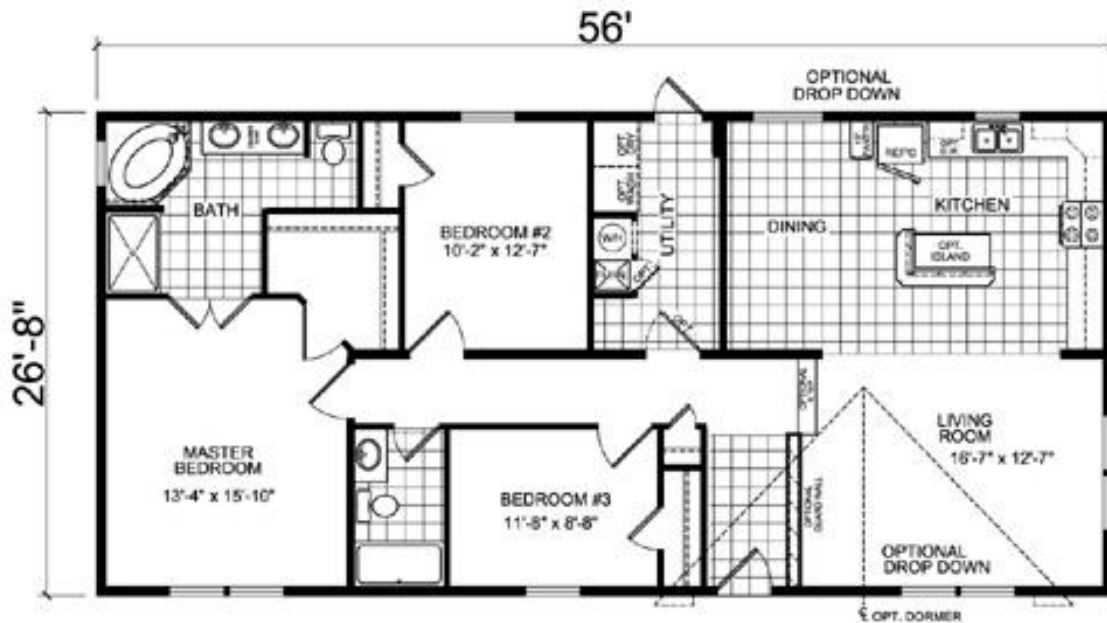


2 Fowler Avenue, Cortlandt Manor – Floor Plan (For Illustrative Purposes Only)



SKS-JGRR 2552

34 Lockwood Road, Cortlandt Manor – Floor Plan (For Illustrative Purposes Only)



MODEL A-45631
 3 BEDROOM, 2 BATH
 NOMINAL SIZE: 28' x 60'
 ACTUAL SIZE: 26'-8\" x 56'-0\"
 TOTAL AREA: 1493 SQ. FT.



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