

Affordable Sale Price:

Two Bedroom Condo: \$229,000 +/-

Monthly Common Charges: \$272 +/-

Monthly Taxes: \$535 +/-

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

*Minimum occupancy standards apply. Must have at least 2 persons in household and there is an asset test.

Directions:

From Points South:

Take I-87 North/ Major Deegan Expy N

To Saw Mill Parkway North

Take Exit 17 towards Dobbs Ferry/ Ardsley

Right onto County Hwy -134/ Ashford Ave

Take 1st Left onto Saw Mill River Rd/ NY-9A

867 Saw Mill River Road is on the right

From Points North:

Take Taconic State Parkway South

To Sprain Brook Parkway South

Take NY-100B toward Greenburgh/Ardsley

Turn Right onto Dobbs Ferry Road/NY-100B

Turn Left onto Saw Mill River Road/NY-9A

867 Saw Mill River Road is on the left.



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



The complete terms are in an offering plan available from the Sponsor - File CD16-0169
Sponsor: Ardsley Waterwheel Partners LLC -
One Executive Drive, LL100, Fort Lee, NJ 07024

Only 3 Condos Left ...

Waterwheel Condominium

867 Saw Mill River Road
Ardsley, New York

**FAIR and AFFORDABLE
Homeownership in
Ardsley, Westchester County, NY**



**APPLICATIONS ACCEPTED ON A
FIRST COME FIRST SERVE BASIS**

How to Apply:

Applications for the affordable homes may be obtained from Housing Action Council.

Applicants must complete an approved homeownership counseling program.

Community Profile:

The Waterwheel Condominium is in the Village of Ardsley located at 867 Saw Mill River Road (Route 9A). The Village of Ardsley is in Southern Westchester in the Town of Greenburgh and is bordered by the Village of Dobbs Ferry on the west, Village of Irvington on the north, and the unincorporated areas of the Town of Greenburgh on the south and east. It is approximately 10 miles north of New York City.

A Rite Aid, coffee shops, restaurants and a food market are located within a half mile of the condominium. A Stop & Shop Supermarket in Dobbs Ferry is within two miles. Major shopping malls are located nearby in Yonkers and White Plains.

The Westchester County Bee-Line Bus System offers regular service between Yonkers, White Plains and Harrison (Routes 5 & 6) and between the Bronx and the Westchester Community College in Valhalla (Route 1C). The bus stop is within walking distance. Ardsley is served by Metro North by the Dobbs Ferry and Ardsley on Hudson stations (Hudson Line) with service to Yankee Stadium, 125th Street in Harlem, Grand Central and north to Poughkeepsie as well as the Scarsdale and Hartsdale Stations (Harlem line) with service to Grand Central and north to Wassaic. These stations are 2.3 to 3.35 miles from the site. The nearby Saw Mill River Parkway, Sprain Brook Parkway and New York State Thruway affords easy car access to lower Westchester and New York City and to points north.

The Village provides a variety of recreation and sports programs for residents.

Community Profile (cont'd):

The community center on Center Street is open for youth activities and senior citizens programs. It is used to teach a variety of classes. There are two large Village owned parks. Pascone Park has lighted tennis courts, a softball field, a basketball court, soccer fields, a playground, a skate park and picnic areas. McDowell Park has four baseball diamonds, a basketball court and a picnic pavilion. The 172-acre VE Macy Park, managed by Westchester County and located on the west side of Route 9A, is within walking distance of the Waterwheel Condominium with ball fields, a playground and picnic pavilion. It is also a spot for fishing and ice skating and provides access to the South County Trailway for walking, running and biking.

The Village's Youth Advocate Program offers activities and services for 7th-12th graders. The Waterwheel Condominium is served by Ardsley Union Free School District – Concord Road Elementary School (K-4th), Middle School (5th- 8th), and High School (9th-12th). At the Concord Road School, a series of innovative programs have been adopted including Investigations in Number, Data and Space, a program designed by The Technical Education Research Center to enhance problem-solving skills in mathematics, and Columbia University's Teachers College Reading and Writing Project. The Ardsley Public Library offers adult and children programs and internet resources and is a member of the Westchester Library System.

Building Features & Amenities:

The Waterwheel Condominium is comprised of 22 newly constructed condos in four three story buildings of which 17 condos are fair and affordable.

The available 2-bedroom condos are flats and range in size from ±1093 sf. to ±1113 sf. The buildings are fully sprinklered.

Building Features & Amenities (cont'd):

The condos have a spacious open living area consisting of kitchen, living, and dining room areas. Each condo has a separate HVAC forced air, gas fired system. There is ceramic tile in the bathrooms, wood floors in the living areas including the kitchen and ample closet space throughout. Kitchens are equipped with Energy Star appliances, including a refrigerator, stove and dishwasher. Each condo has its own laundry room.

All first floor condos are adaptable for barrier free use. There is on-site parking, including two spaces per condo plus visitor parking. Three of the spaces are handicapped accessible.

Developer/Builder/Marketing Agent:

The developer/builder/architect are the related companies of Ardsley Waterwheel Partners LLC, Opus Architectura, and Architectura all with offices in Fort Lee, New Jersey. Conrad Roncati, principal of these firms, has extensive experience in designing and planning residential developments, including single family, multi-family and mixed use developments as well as real estate development. He incorporates the latest technology into his design work and building systems resulting in eco-friendly developments. His portfolio includes *Trio*, a condominium development in Palisades Park, NJ, *Riverstone Townhomes* in Greenwich, CT, and *Alpine Affordable Housing* in Alpine, NJ.

The Housing Action Council is a not-for-profit organization responsible for marketing and qualifying prospective purchasers.