

Sale Price

Sale Price: \$160,000
Down-payment (5%): \$ 8,000
Mortgage: \$152,000

Estimated Monthly Housing Cost

Principal & Interest (4¾%): \$ 795
Real Estate Taxes: \$ 375
Common Charges: \$ 435
Total: \$1605

Closing Cost Assistance Available to Qualified Purchaser

Maximum Household Incomes

2 Persons: \$68,200
3 Persons: \$76,700
4 Persons: \$85,200

Income & Resale Guidelines Apply

How to Apply

Applications for this condominium are available from the Housing Action Council. (See back panel of brochure for contact info.) Applications must be received by December 2, 2011. All applications will be put in a lottery to be held on December 5. Applicants will be screened for income and mortgage financing requirements by lottery number. Applicants must complete an approved homeownership counseling program.



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



Announcing ...

A FAIR and AFFORDABLE
Homeownership Opportunity
in Pleasantville
Westchester County, NY



A Two Bedroom Condominium located
in the heart of Pleasantville
APPLICATION DEADLINE:
December 2, 2011

Sponsored By...

Pleasantville Housing Development
Fund Company, Inc.

Community Profile:

Pleasantville Gardens Condominium is in the Village of Pleasantville near the intersection of Manville Road and Grove Street. The Village is centrally located in Westchester County, New York. Located 31 miles north of midtown Manhattan, the Village is easily accessible by auto, train or bus.

Major retail is conveniently located in nearby Mount Kisco and White Plains. Neighborhood retail is within walking distance as is the Bee-Line bus and the Metro North train. The train provides commuter rail service to Grand Central Terminal, White Plains, Mount Kisco, and Mouth Vernon. Residents enjoy easy access to the Saw Mill River Parkway, a major north-south roadway.

Residents of Pleasantville Gardens Condominium are served by the Pleasantville Union Free School District with a vision that all students are unique and can be educated in a manner consistent with their abilities, learning styles, individual interests and talents.

The Village is home to over 7,000 residents. Settled in 1695 and formerly known as "Clark's Corners", the Village was once a stop along the Underground Railroad. It is now a regional destination, well reputed for the quality of its public services, public schools, arts, and community experiences. It hosts the acclaimed Jacob Burn Film Center and to a campus of Pace University.

Pleasantville Gardens Condominium/ Pleasantville Housing Development Fund Company:

Pleasantville Gardens Condominium is a garden style condominium built as a rental housing development in 1948 and converted to a condominium in the 1980's. It consists of three buildings with a total of 30 apartments and is managed by Lions Gate Property Management.

The fair and affordable condominium is owned by the Pleasantville Housing Development Fund Company (PHDFC). PHDFC is a not-for-profit established to assist the Village to meet housing needs. It developed Ashbourne Hall with 24 affordable rental units for seniors above the Village's Senior Center.

With the assistance of the Housing Action Council, the PHDFC will qualify prospective buyers and manage the resale requirements.

Directions:

From Points South:

Take **Saw Mill River Pky North** toward Brewster

Take the **Grant Street** ramp

Turn **slight right** onto **Grant Street**

Take the **2nd Left** onto **Manville Road/ RT-117**

293 Manville Road is on the **left**

From Points North:

Take **Saw Mill River Pky South**

Take the **Manville Rd** exit, **Exit 29** toward **Pleasantville**

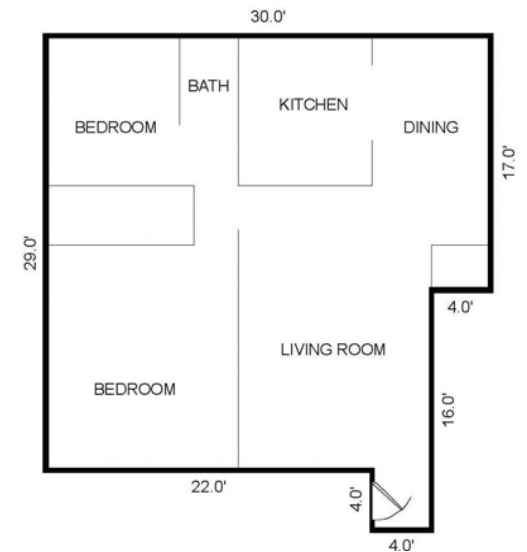
Turn **Right** onto **Manville Road**

293 Manville Road is on the **left**

Building Features & Amenities:

The fair and affordable condominium for sale is located at 293 Manville Road. It is a two bedroom condominium located on the first floor. Laundry facilities, storage, and parking are on-site. Heat and hot water are included in the common charges. Owners pay their own electric.

Floor Plan:



Approximately 840 sq. ft.