

## Estimated Affordable Sale Prices\*

### One Bedroom Unit:

**Estimated at \$150,000.**

Estimated Monthly Real Estate Taxes: \$375.

Estimated Monthly Common Charges: \$150.

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### One Bedroom Unit w. Den:

**Estimated at \$165,000.**

Estimated Monthly Real Estate Taxes: \$450.

Estimated Monthly Common Charges: \$175.

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

1- person household: \$59,600

2- person household: \$68,200

3- person household: \$76,700

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## Estimated Market Rate Sale Price

### One Bedroom Unit with Den:

Estimated at \$ 350,000

No Maximum Income

Estimated Monthly Real Estate Taxes: \$585.

Estimated Monthly Common Charges: \$175.

\*18 of the 22 condominium units have maximum income requirements



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

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

[hac@affordablehomes.org](mailto:hac@affordablehomes.org)  
[www.housingactioncouncil.org](http://www.housingactioncouncil.org)

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## Announcing ...

## Cottage Landings Condominium

**FAIR and AFFORDABLE**

**Homeownership opportunities in Rye**

**Westchester County, NY**

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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. File #CP11-0039. Sponsor: Cottage Landings LLC. 8 Hilltop Drive, Port Chester, NY 10573. Project: Cottage Landings Condominium - Edgar Place & Cottage Street, Rye, New York.

## **Community Profile:**

Cottage Landings Condominium is in the City of Rye near the intersection of Cottage Street and Edgar Place. Rye is in southeast Westchester County bordered by Rye Brook, Port Chester, Harrison, and Long Island Sound.

Major retail is conveniently located in nearby Port Chester. Neighborhood retail is within walking distance.

Public bus and the Metro North train are within walking distance. Rye and Port Chester train stations provide commuter rail service to Grand Central Terminal and Stamford. The site enjoys easy access to I-287, a major east-west roadway and I-95, a major north-south roadway.

Playland, an historic amusement park, is located in Rye featuring rides, a beach, boardwalk, swimming pool, and ice skating. Rye Nature Center encompasses acres of forest, field, pond and streams. Churches and synagogues are close by. Jarden, a Fortune 500 company, is headquartered there. Cottage Landings Condominium is served by the Rye School District. Rye has an array of community organizations ranging from adult and youth athletic leagues to a YMCA, Historical Society and Farmers Market.

## **Developer/ Builder:**

The developer/builder is Cottage Landings LLC based in Port Chester. The Principle 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.

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## **Directions:**

### **From Points South:**

Take I-95 North/ New England Thruway

Exit at 22; take ramp right for Midland Avenue toward Port Chester/Rye

Right onto Midland Avenue

Right onto Cottage Street

Follow Cottage Street to Edgar Place

### **From Points West:**

Take I-287 East

Keep Left onto I-287 East/ Cross Westchester Expy

Exit 11; take ramp right for US-1 toward Port Chester/Rye (bear right)

Turn Left onto Peck Avenue

Turn Left onto Midland Avenue

Turn Right onto Cottage Place

Follow Cottage Street to Edgar Place

## **Building Features & Amenities:**

The development of Cottage Landings Condominium in the City of Rye was made possible with funding from New York State and Westchester County.

The condominium units are located in 5 buildings with garden style design. Each unit has a semi-private entrance, a bathroom, a living/dining area, energy star appliances, hard wood flooring, hook-ups for a washer and dryer, and a gas fired heating and cooling system. They are one bedroom units (760 sq. ft) and one bedroom units with den (1200 sq. ft.) with 30 parking spaces. Six units are handicapped accessible.

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## **How to Apply:**

Applications for the affordable homes may be obtained from Housing Action Council and are due by December 29, 2011. Selection for the 18 affordable units will be by lottery. Applicants must complete an approved homeownership counseling program.

For Market Rate homes contact Cindy Passaro at 914-939-5736.

