Affordable Sale Price:

One Bedroom Condo: $189,000
  Monthly Common Charges: $253+/-
  Monthly Taxes: $345+/-

Two Bedroom Condo: $231,575
  Monthly Common Charges: $253+/-
  Monthly Taxes: $345+/-

*Minimum occupancy standards apply. Must have at least 2 persons in household for two bedroom condo.*

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

- 1- person household: $65,600
- 2 - person household: $74,950
- 3 - person household: $84,300
- 4 - person household: $93,650
- 5 - person household: $101,200

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

Applications due November 1, 2018

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 Print House Lofts Condominium is in the Village of Dobbs Ferry located at 75 Main St. The Village of Dobbs Ferry is in the southwestern part of Westchester in the Town of Greenburgh and is bordered by the Hudson River on the west and on the east by the Saw Mill River. It is approximately 15 miles north of New York City.

A supermarket, bank, restaurants and a pharmacy are located within a half mile of the condominium. Chauncey Square Shopping Center, Rivertowns Square Shopping Center and the Ridge Hill Shopping Center are located nearby.

The Westchester County Bee-Line Bus System offers several lines through Dobbs Ferry, facilitating north-south travel along Route 9 and east-west along Ashford Avenue. Commuter rail service to Grand Central Terminal is available via the Dobbs Ferry train station served by Metro-North Railroad. The train runs on the Hudson Line, and travel time from Dobbs Ferry to Grand Central Terminal is approximately 37 minutes on an express train. 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’s Recreation & Parks Department offers youth, adult and senior programs, including basketball clinics, archery and art programs and exercise classes.

There are a variety of Village parks including Waterfront Park on the Hudson River shoreline with playground, soccer field and open space and Gould Park with two public swimming pools and playgrounds.

Building Features & Amenities:
The Print House Lofts is a mixed income development including 18 residential units and two commercial units.

Built around 1896, the prewar building now referred to as Print House Lofts in the heart of Dobbs Ferry has evolved over the decades from a grain storage site to an agricultural-type hardware store, a shoe factory, and most recently, the home of Oceana Publications which published legal texts and the constitutions of 192 foreign countries from 1965 to 2005. Ten (10) residential units are located in the five (5) story portion of the building and 8 residential units in the 2-1/12 story addition. A gym is located in the basement for owner use and a multi-purpose room is located on the second floor.

The affordable units include a one bedroom and two bedroom condominium. The one bedroom is +/- 600 SF and the two bedroom, +/-677 SF. Each has one bathroom. Features include hardwood floors, elevator, roof deck, washer and dryer, energy efficient hydro air heating and air conditioning and Wi-Fi throughout the common areas. Underground parking and storage are available for additional fees. There will be an area in the parking garage for bicycle storage.

For more information about The Print House Lofts, go to www.printhousedobbsferry.com

Developer/Builder/Marketing Agent:
The condominium sponsor is Oceana Partners II, LLC managed by Bart Blatt and Cinta Delmonaco-Kemp.

Bart Blatt is a professional builder with 30 years of experience as a general contractor, builder and real estate developer. He has worked on developments of varying scales ranging from single-family homes to large commercial developments. He is the President and Principal of BRB Construction LLC which is based in White Plains. Mr. Blatt was involved in The Arbors at Regent Gardens in Port Chester which was a substantial rehabilitation of 73 unit residential development.

The Managing Agent is Benchmark LM Services, LLC with offices located in Mamaroneck. The Managing Agent is experienced in the management of residential properties and currently manages 304 Fenimore Blvd in Mamaroneck, 153 Centre Avenue in New Rochelle and 33 Maple Avenue in Hastings.

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