Only a few units left...

Bowridge Commons
2-32 Barber Place, Rye Brook, Westchester County, New York

Fair & Affordable Homeownership in
Village of Rye Brook
Westchester County, NY

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

How to Apply:
Applications may be obtained from Housing Action Council.

Household income must be less than the following (subject to change):

1 person household: $67,350
2 person household: $77,000
3 person household: $86,600
4 person household: $96,250
5 person household: $103,950

Bowridge Realty LLC

Complete offering terms are in an offering plan available from the Sponsor:

File: CD18-0170
Sponsor: Bowridge Realty LLC, 7 Spruce Hill Ct., Pleasantville, NY 10570

Net Sale Price:

One Bedroom Home
1 Bedroom at $165,000+/-
1 Bedroom at $175,000+/-

Monthly Common Charges: $424+/-
Monthly Taxes: $356 +/-

Two Bedroom Homes
2 Bedrooms at $200,000+/-
2 Bedrooms at $225,000+/-

Monthly Common Charges: $636+/-
Monthly Taxes: $458 +/-
Community Profile:
Bowridge Commons is in the Village of Rye Brook located at 2-32 Barber Place. Rye Brook is in southeast Westchester County bordered by Rye, Port Chester, Harrison and Long Island Sound. The Village is approximately 15 miles northeast of New York City and approximately seven miles from the City of White Plains.

Major retail is conveniently located in nearby Port Chester. Neighborhood retail is within walking distance. It is less than two blocks from the Rye Ridge Shopping Center which has over 40 specialty stores, restaurants and professional services.

The Westchester County Bee-Line Bus System services the area with bus Route #76 which runs along South Regent Street. The site is also near Bus Route #13 which runs along Westchester Avenue which is approximately 4 blocks to the north. The route leads to the center of Village of Port Chester and the commuter train station provides access to employment centers to the north such as Greenwich and Stamford, Connecticut and to New York City to the south. The site also enjoys easy access to I-287, a major east-west roadway.

Students in Bowridge Commons would utilize the Port Chester Rye Union Free School District.

The Village of Rye Brook offers a host of activities at its senior and family oriented community center, the Anthony J. Posillipo (AJP) Community Center. The Village of Rye Brook has six (6) major parks, totaling nearly 100 acres in all. Rye Brook residents also enjoy use of the shared facilities in the Town of Rye, such as Crawford Park, Rye Town Park and Oakland Beach.

Community Profile (cont'd):
The Village provides a variety of recreation and sports programs for residents.

The Village of Rye Brook has independent Police and Sanitation departments. The Rye Arts Center is nearby as is the Port Chester-Rye Brook Library.

Nearby hospitals include Greenwich Hospital in Greenwich, CT and White Plains Hospital in White Plains, NY both within a 15 minute range.

Various churches and synagogues are also nearby. Major businesses in the Village include Snapple, Universal American and WRNN-TV.

Developer/Builder/Marketing Agent:
Bowridge Realty, LLC is the developer of Bowridge Commons. Frank Madonna is the principal of the firm. Bowridge Realty will also manage the condominium.

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

Building Features & Amenities:
Bowridge Commons is comprised of 16 fair and affordable homes in two three story structures. The buildings contain eight (8) two bedroom duplex units and 8 one bedroom units with 24 parking spaces. They are of modular construction.

The one bedrooms are located on the ground level. They are approximately +/-725 sq. ft. They have one bathroom, living room, and kitchen/dining area. The two bedrooms are duplexes with +/-1,455 sq. ft. with a living room, kitchen/dining area, 1+1/2 baths, and a walk-in closet. Some have terraces. The appliance package includes stove, dishwasher and microwave. Buyer is responsible for the refrigerator, washer and dryer. Each home is individually controlled for heat and air conditioning.