

Estimated Affordable Sale Prices

**Three Bedroom Townhouses:
Estimated at \$221,121 to \$233,951.**

Estimated Monthly Real Estate Taxes: \$680

Estimated Monthly Insurance: \$75

Estimated Monthly HOA Fees: \$175.

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

3-person household: \$75,100

4-person household: \$83,400

5-person household: \$90,100

6-person household: \$96,750



**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 ...

Crompond Crossing

FAIR and AFFORDABLE

Homeownership in Yorktown

Westchester County, NY



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 #CP11-0050. Sponsor: Old Crompond Road, LLC, 800 Central Park Ave., Suite 201, Scarsdale, NY 10583 Project: Crompond Crossing, 3372 Old Crompond Rd, Yorktown, New York.

Community Profile:

Crompond Crossing is in the Town of Yorktown located off of Route 35/202 at 3372 Old Crompond Rd. Yorktown is in north-western Westchester County bordered by Cortlandt, Somers, New Castle, and by Putnam County on the north.

Major retail is conveniently located along the Route 202/35 corridor.

The Westchester County Bee-Line Bus System offers a commuter coach to the Croton-Harmon Train Station for access to Grand Central Terminal and service to White Plains and Peekskill. The nearby Taconic Parkway provides easy car access to lower Westchester and New York City.

Yorktown offers extensive recreational facilities, including FDR Park. The Parks and Recreation Department provides diversified programs for all age groups. There is a cultural and community center with a 600 seat theatre, a gymnasium and a senior center.

Crompond Crossing is served by the Yorktown Central School District. The J.C. Hart Library is located in nearby Shrub Oak together with a teen center.

Development Team:

The developer is Old Crompond Road, LLC based in Scarsdale. The DeLuca Group is Project Manager. Its principal Neil DeLuca has experience in affordable housing development, including 32 units in Mount Vernon, NY. Sullivan Architecture is the Project Architect.

The Housing Action Council is a non-profit organization responsible for marketing and qualifying prospective purchasers. It has extensive experience in developing and marketing developments throughout Westchester County.

Directions:

From Points South:

Take Sprain Brook Pky North to Taconic State Pky N
Exit at US-202/Rt. 35 toward Yorktown Heights
Left on to US-202/Rt. 35 Crompond Rd
Right onto Old Crompond Rd

From Peekskill:

Go East on Main St/US-6/US 202/Rt. 35
Left onto Bear Mountain State Parkway
Left onto Crompond Rd/US-202/Rt 35
Left onto Stoney Street
Right onto Old Crompond Rd.

Building Features & Amenities:

The development of Crompond Crossing was made possible with funding from New York State and Westchester County.

The 26 townhomes will be built on \pm 6 acres. With a tree-lined promenade, each home will be two stories with three bedrooms and 2-1/2 baths. The master bedroom will have a private full bath. Each townhome will have hook-ups for a washer and dryer, and a gas fired heating and cooling system. They average 1,345 sq. ft. Each home will have two assigned parking spaces. Each owner will be a member of a homeowners' association.

How to Apply:

Applications for the affordable homes may be obtained from Housing Action Council and are due by August 30, 2013. Selection will be by lottery. Applicants must complete an approved homeownership counseling program.
