

Estimated Sale Prices:
One Bedroom \$199,440
Two Bedroom \$232,675

Est. Condo Fees: \$275 -\$350/ mo.

Est. Taxes: \$250-290/mo.

Maximum Household Incomes
Household Incomes must be at or less than
(subject to change)

1 person household: \$70,480

2 person household: \$80,560

3 person household: \$90,640

4 person household: \$100,640

5 person household: \$108,720

**Minimum Occupancy
Requirements**

Must have at least 2 persons in
household to be eligible for two
bedroom condo unit



**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.
See above for contact information.

Announcing ...

470 Main Street

In Hamlet of Armonk

Town of North Castle

Westchester County, New York

Fair & Affordable Homeownership

2 Condominium Units



APPLICATION DEADLINE:
November 20, 2020

Selection by Lottery

The complete terms are in an offering plan
available from the Sponsor - File No. CD200098

Sponsor: 470 Main Street LLC,
4 MacDonald Avenue, Suite 1, Armonk, NY 10504

Community Profile:

470 Main Street is in the hamlet of Armonk in the Town of North Castle which is centrally located in Westchester County approximately 30 miles north of Manhattan. North Castle shares borders with Connecticut to the east, Harrison and White Plains to the south, Bedford and Pound Ridge to the north, and Mount Pleasant to the west.

The 470 Main Street development is located in a walkable mixed use district with residential, retail and professional offices. Main Street offers dining, specialty shops, a supermarket, retail banking and a CVS. For access to major shopping, White Plains is 10 minutes away.

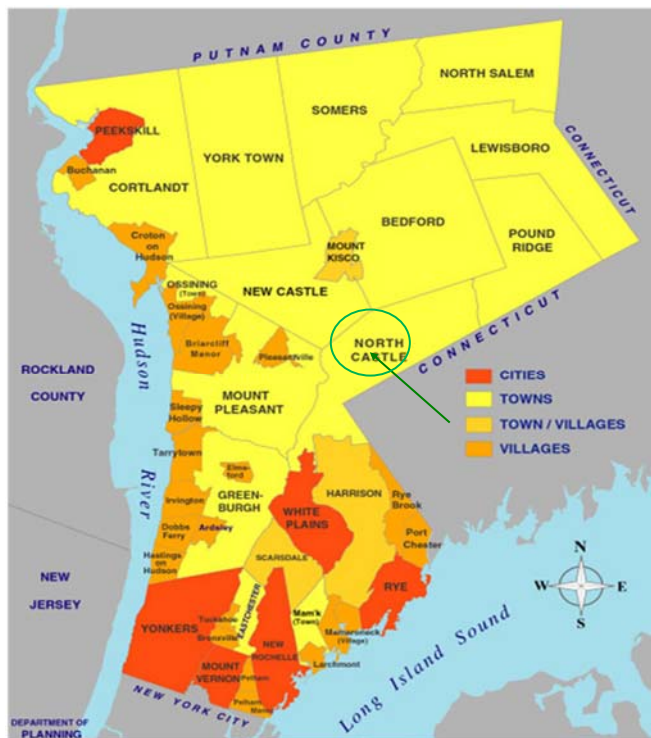
The Town of North Castle is served by I-684 with two interchanges. NYS Route 22 is a north – south route that is North Castle’s primary local roadway. The closest Metro North Station is the North White Plains station on the Harlem Line. Westchester’s Route 6 provides bus transportation between North Castle and White Plains. Route 12 services Armonk and the Westchester County Airport.

Students in the 470 Main Street development would attend the Byram Hills Central School District. The District offers one high school (Byram Hills School), one middle school (H.C. Crittenden Middle School) and two primary schools (Wampus Elementary and Coman Hills

Community Profile (cont'd):

Elementary). The Town’s Parks and Recreation Department offers 350 acres of parkland, a recreation center, a community center, tennis courts, playing fields and a Town pool. The White Plains Hospital Center is within 10 miles. The Armonk branch of the North Castle Public Library is within walking distance of 470 Main.

Major employers in North Castle include IBM and Swiss Re, a reinsurance company. Purchase College in nearby Harrison is part of the State University of New York system. The College is also home to the Neuberger Museum of Art, renowned for its collection of modern and contemporary art as well as ancient and African Art. It also has a Performing Arts Center.



Building Features & Amenities:

470 Main is the new construction of 16 residential condominium units and one commercial unit on 0.91 acres. Two (2) of the residential condominium units are affordably priced. The one bedroom is +/-760 SF with one bath; the two bedroom, +/-963 SF with two baths. Both affordable units are located on the first floor. They have open floor plans for living, dining and kitchen areas. The one bedroom has a porch; the two bedroom, porch and patio. There is on-site parking.

Common areas will be maintained by a condominium association. Each owner is a member of the association. The association will handle landscaping, garbage removal and snow removal.

Developer/Builder/Marketing Agent:

The Sponsor of 470 Main Street is 470 Main Street LLC. Michael Fareri, Manager of the LLC, is an experienced Westchester based developer. The building has been designed by Joseph R. Crocco Architects based in Armonk.

The Housing Action Council is a not-for-profit organization responsible for marketing and qualifying prospective purchasers of the affordable condominium units at 470 Main.