

## Affordable Sale Price:

**Two Bedroom Home with One Bedroom  
Accessory Apartment\* : \$235,000 +/-**

Monthly Real Estate Taxes\*: \$455 +/-

\*Subject to Change

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

2- person household: \$74,950

3- person household: \$84,300

4- person household: \$93,650

5-person household: \$101,200

\*Minimum occupancy standards apply. Must have at  
least 2 persons in household.

## Directions:

### **From Points South:**

Take Saw Mill River Pkwy or I-287E to I-684N

To Goldens Bridge/NY-138 (Exit 6A)

Make left onto Goldens Bridge Rd/NY 22

Turn right onto North St.

Turn left onto Waccabuc Rd/NY 138

Turn left onto Old Bedford Rd

Turn left onto Park Avenue

### **From Points North:**

Take I-95S to US-7N toward Norwalk/Danbury

To CT-15S (Merritt Pkwy)

To CT-123 New Canaan Exit

Turn left onto Old Post Rd/NY-35

Turn right onto N Salem Rd (NY 121/NY 124)

Turn left on Waccabuc Rd/NY 138

Turn left onto Old Bedford Rd

Turn left onto Park Ave.



**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)



## Affordable Homes

**19 Park Avenue  
Goldens Bridge  
Town of Lewisboro**

**FAIR and AFFORDABLE  
Homeownership in  
Westchester County, NY**



**APPLICATION DEADLINE**

**JANUARY 2, 2019**

### How to Apply:

Applications for the affordable homes may be  
obtained from Housing Action Council.

Applicants must complete an approved home-  
ownership counseling program.

**Community Profile:**

The Town of Lewisboro is located in northeastern Westchester County. It is bordered on the North by the Town of North Salem, on the south by the Town of Pound Ridge and on the west by the Towns of Bedford and Somers. Ridgefield, Connecticut borders Lewisboro on the east. Golden’s Bridge, Cross River, South Salem, Waccabuc and Vista are hamlets within the Town.

Residents generally shop at the plazas in Golden’s Bridge and Cross River. Golden’s Bridge hosts a supermarket. There is also shopping in nearby Ridgefield. Town residents are served by the Katonah-Lewisboro School District. Its high school — John Jay High School — is considered among the top 200 high schools in the nation.

The Lewisboro Library offers children, teen and adult programs. It has family museum passes, a fishing equipment lending program, a meeting room, and computers for Internet use.

Lewisboro is rich in natural areas. Two Westchester County Parks are on Lewisboro’s borders and there are six town parks and several community preserves. The Lewisboro Town Park on Route 35 contains tennis courts, the town pool, ball fields and outdoor basketball courts.

The major highways close to Lewisboro are Interstate 684 and the Merritt Parkway.

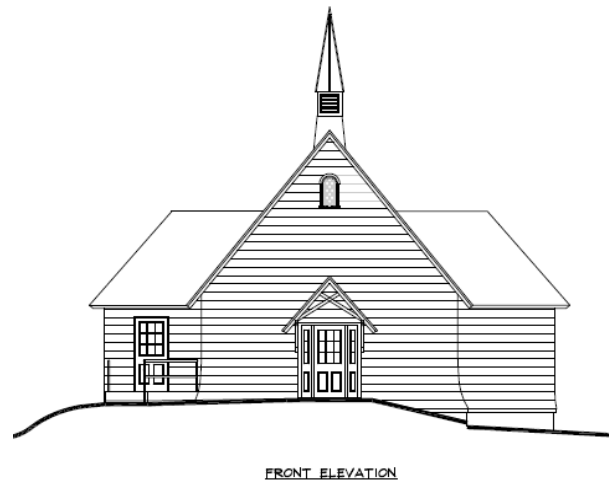
**Community Profile:** (cont’d)

There is a Golden Bridge Metro North Station (Harlem Line). It is approximately an hour train ride to Grand Central

**Building Features & Amenities:**

19 Park is the adaptive reuse of a former chapel into a single family home with an accessory apartment. Prior to closing several years ago, St. Michael’s chapel served a small congregation for over 115 years.

When completed, 19 Park will offer a two bedroom homeownership opportunity with a one bedroom accessory apartment. The owner’s unit will be +/-1700 SF with a +/-800 SF loft. The apartment will have +/-600 SF. Each apartment will have a living area, kitchen and bathroom with adequate parking for both units. There will be oak flooring. Both units are handicapped accessible.



**Developer/Builder/Marketing Agent:**

The developer is Housing Action Council. HAC is a not-for-profit organization and has extensive experience in developing affordable homes — directly and through assistance to other not-for-profit organizations. The builder is Jim Marinelli Contracting, LLC located in Mahopac, NY. He is primarily a single family contractor. He recently completed the renovation of a surplus church building in Bedford into four residential affordable apartments.

HAC is also responsible for marketing and qualifying purchasers.

