



GLENWOOD VILLAGE GLENWOOD OAKS



FAQ'S

What is Glenwood Oaks?

Glenwood Oaks is comprised of 73 existing homes. The entire project will have a total build out of 80 state of the art, new homes.

How much will the new homes cost?

The sales prices currently start at \$339,000.00 for a turn-key home.

What will be included in this price?

The new models will feature a turn-key setup similar to existing Glenwood. Most homes will have two or three bedrooms, and two baths. The exterior will include a concrete slab foundation, driveway, deck, an outside shed and a graded and seeded lawn with a sprinkler system. The homes will come with options like a 4ft crawlspace, 8ft basement, fireplaces, wood floors, crown molding, upgraded fixtures, and all appliances. The lot sizes will be 60'x75'. The driveways will all be a back to back configuration for two cars.



What will the monthly costs be?

The residency charge for the lease of the site will be \$609 per month. The tax bill per home will be around \$6,300.00 yearly before credits. The tax bill can be reduced by applying for individual credits at the Town Hall and/or the NYS Department of Taxation & Finance.

What amenities are available?

The monthly lease will include water, sewer, garbage pickup and use of the Club House, Outdoor Park and Pool.

How long will it take to order a custom home?

Any new model may be ordered for available sites. The usual time frame from order date, to move in date is about 6 months.

Are the models available to view?

We always have an inventory of floor plans to view, please talk to the sales office to confirm which homes are available.

Can I put a deposit down to hold a site?

We recommend that once you have a deposit on the sale of your current home, you put a deposit down on your Glenwood home.