



GLENWOOD VILLAGE GLENWOOD OAKS



FAQ'S

What is Glenwood Oaks?

Glenwood Oaks is comprised of 60 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 \$330,000.00 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.



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What will the monthly costs be?

The residency charge for the lease of the site will be \$537 per month. The tax bill per home will be around \$6,000.00 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. We also offer a landscaping package for an additional \$120.00. The landscaping package offers lawn maintenance and a snow removal plan that will allow for the removal of snow up to 4 times per calendar year.

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 3 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.