



# 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.