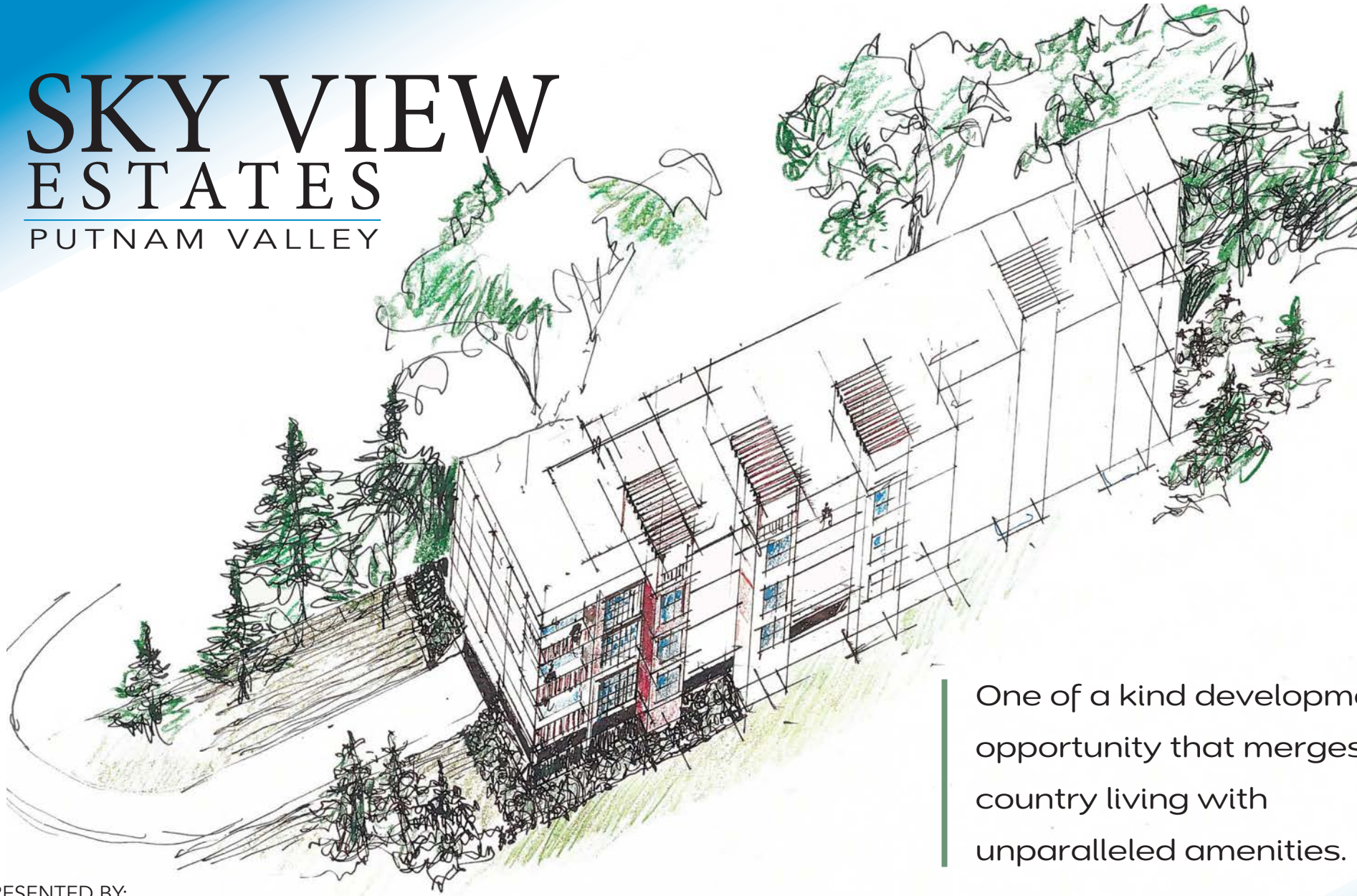


SKY VIEW ESTATES

PUTNAM VALLEY



One of a kind development opportunity that merges country living with unparalleled amenities.

PRESENTED BY:



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Sky View Estates located in Putnam Valley, New York is a one of a kind development opportunity that combines affordable country living with big city access.

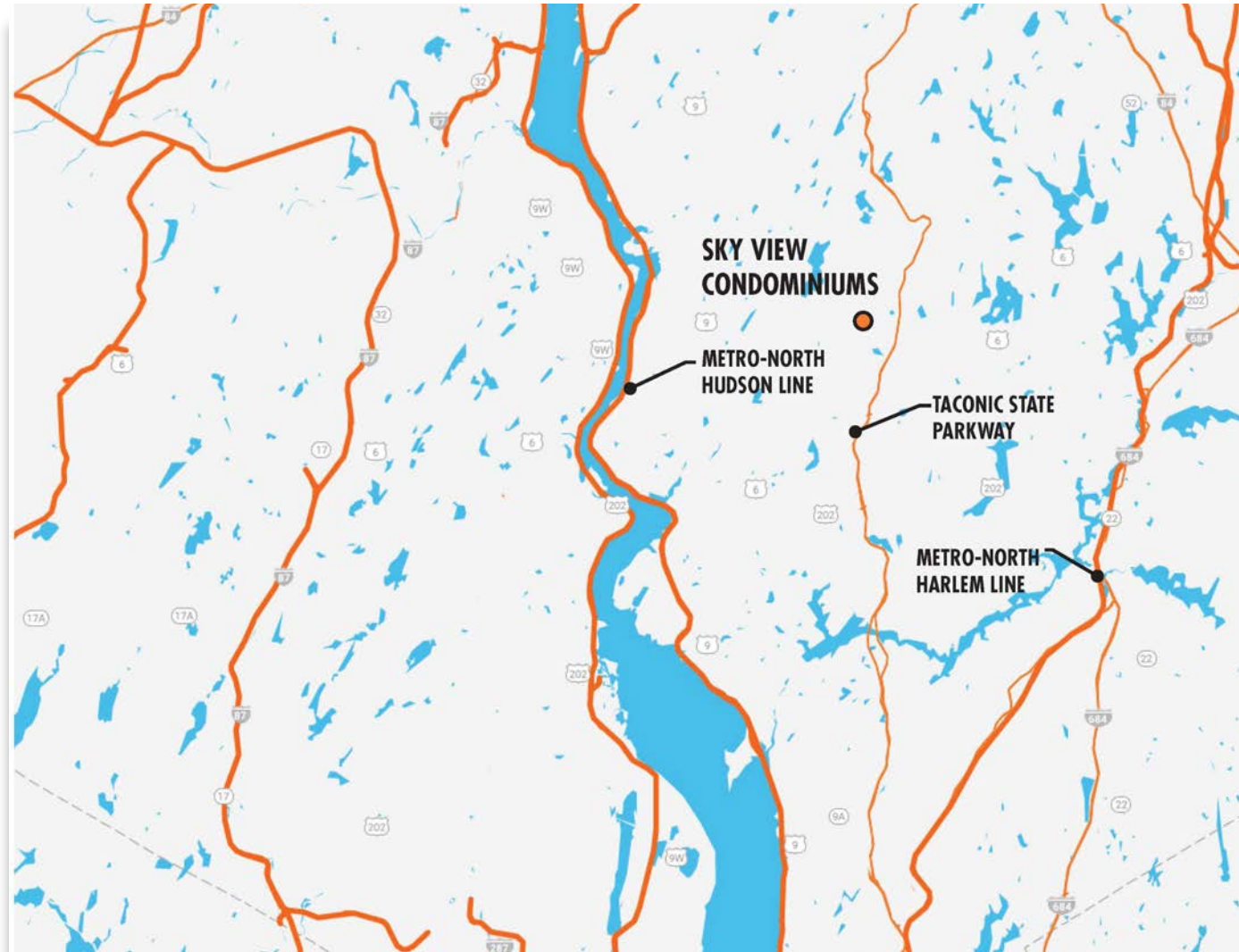
- ♦ 158 acres
- ♦ New gated community in Putnam Valley
- ♦ Family Homes, Townhomes, and Garden apartments
 - Single Family Plots (30+)
 - Garden Apartments (72)
 - Town Homes (390)



Sky View Estates sits between two Metro North lines, Hudson and Harlem, connecting it to NYC Grand Central Terminal with travel times of a little over 1 hour.

ACCESS TO:

- ♦ Taconic Parkway
- ♦ Metro-North
(Community Shuttle)
- ♦ Twenty miles north of
White Plains

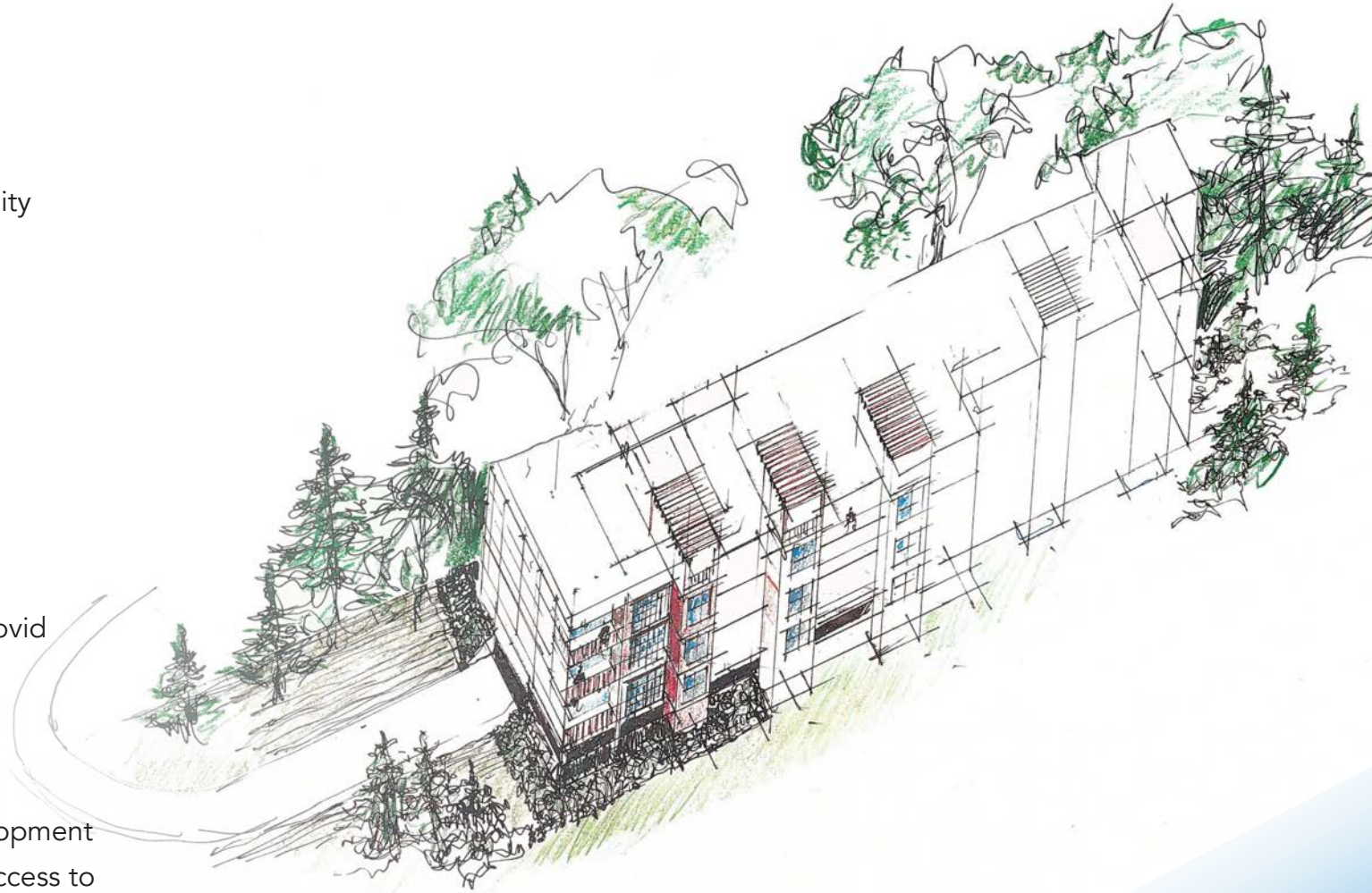


AMENITIES:

- ♦ Private Gated Community with 24/7 Security
- ♦ Child Care facility
- ♦ Community Pool & Fitness Center
- ♦ Indoor Outdoor Soccer, Tennis & Basketball Facility
- ♦ Nature Trails & Access to Horseback riding trails
- ♦ Shopping & Entertainment



- ♦ Unique planned community
- ♦ Nothing comparable in Westchester, Putnam or Rockland
- ♦ Affordable family homes (\$500K) with exceptional family amenities
- ♦ Putnam County has been a highly-desirable, pre-Covid destination for affordable homesites.
- ♦ Putnam Valley is viewed as a prime area for development due to it's commutable access to the Taconic Parkway and Rte. 9.



- ♦ Ideal for multi-family development
- ♦ Lead agency on SEQRA will be Town of Putnam Valley Planning Board
- ♦ Town Board recognizes benefit to the community
- ♦ It is not in the NYC Watershed



- ♦ The development will be able to hook up to the Shrub Oak/Mahopac sewer system
 - Water: Well
 - Sewer: Septic
 - Electric : NYSEG
- ♦ There has not been civil engineer site cost estimates yet





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