

Discover Sustainable Luxury at the Net-Zero Townhomes of New Paltz

Introducing a groundbreaking residential community in the Hudson Valley, these exclusive, to-be-built townhomes seamlessly blend modern sophistication with state-of-the-art energy efficiency.

Each thoughtfully designed home boasts an open-concept layout, featuring three bedrooms, two-and-a-half baths, and a finished lower level with a patio. Expansive main-level decks and private outdoor spaces elevate your living experience, seamlessly blending comfort with environmental consciousness.

Nestled within a larger net-zero community, this development is the brainchild of award-winning builder Anthony Aebi. It represents a commitment to eco-friendly living without compromising on luxury. With a limited collection of just six townhomes, this rare opportunity allows you to invest in an energy-efficient future while joining a forward-thinking, vibrant community.

Don't miss your chance to own one of these exclusive homes—contact Donna Brooks today for your informational brochure, 845.337.0061 or dbrooks@bhhshudsonvalley.com.



Sustainable Living

Join us in our commitment to the environment:

- **Cutting-edge Systems:** Share your experiences with your solar panels, geothermal heating/cooling system (ground-source heat pump), and energy-efficient appliances.
- **Pocketbook Savings:** Operating your all-electric home not only avoids the burning of fossil fuels but saves you a bundle in the process. Designed to achieve net-zero energy*, your home will save you an estimated \$5,000/year in fuel costs.
- **Community Initiatives:** Participate in potential community gardening on-site and recycling programs. (Note: such programs must be created by the community.)

Professional Services

Rest easy knowing that:

- **Lawn and landscaping:** The condominium provides all lawn care and landscaping upkeep.
- **Snow Removal:** Your driveway, sidewalks, and entry will be kept free of snow throughout the winter.
- **Water and Sewer:** You will be connected to New Paltz village water and sewer services.
- **Insurance:** The condominium will cover the cost of fire and liability insurance of the condominium common elements and exterior. You will be responsible for coverage of personal effects and home interior.

Your Voice Matters

As a member, you have a say in community decisions:

- **Annual Meetings:** Share your ideas and feedback to help shape our community.
- **Voting Rights:** Have a direct impact on important community decisions.
- **Board of Managers:** Participate in the 3-member board of managers.

Condominium Costs

In the first year, the total projected expenses for the condominium's operating expenses will be \$23,977 to be shared equally by the six units, meaning \$3,997/unit/yr or \$333/unit/mo. After the first year, the condominium owners may elect to stop the account auditing services of \$5,000/yr, reducing the overall fees per unit by 21%.

First year cost breakdown for the condominium (includes all 6 units):

1. Lawn care and landscaping.....	\$5,000
2. Snow removal.....	\$1,600
3. Insurance.....	\$7,197
4. Accounting.....	\$5,000
5. Legal.....	\$1,000
6. Contingency.....	\$2,000
7. Reserves (10%).....	\$2,180
TOTAL.....	\$23,977



Down Payment and Bond

We ask buyers to **provide a down payment of 20%** of the home price, which we secure with a down payment bond provided by a qualified surety company. You may also provide more down if desired.

Incentives

When you purchase a unit in Net Zero New Paltz Townhomes, condominium, you are eligible to receive approximately \$30,000 in New York state and federal tax credits. In addition, you benefit immediately from the home's investment in sustainability and energy efficiency.

Real Estate Taxes

The total estimated taxes are \$15,003.57 per home upon full assessment, which is anticipated for year 2026. Full details are available upon request in the Net-Zero Townhomes of New Paltz Offering Plan, June 28, 2024 (see section XX. Real Estate Taxes).

Net-Zero Townhomes of New Paltz Condominium Offering Plan available upon request.

* The homes have been designed to achieve net-zero energy based on typical energy consumption patterns of U.S. homeowners. The materials and systems coordinated to achieve NZE cannot necessarily overcome excessive energy usage.