

# WATERS EDGE AT ARVERNE CONDOMINIUM

190 Beach 62nd Street. Arverne, NY 11692



## MODEL B - THREE BEDROOM



### MODEL FEATURES

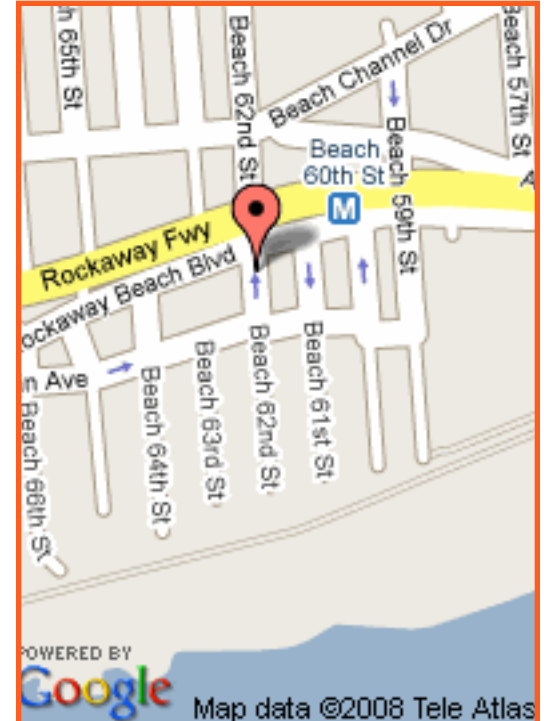
- ▶ 1,494 square feet
- ▶ Spacious, Solid Masonry Design
- ▶ Private Garage
- ▶ Private Rear Yard
- ▶ Gourmet Kitchen with Oak

### PROJECT LOCATION

- ▶ Steps from the Ocean and Boardwalk
- ▶ Minutes from Subway (A Train)
- ▶ Easy Ferry Access to Manhattan
- ▶ New Retail and Schools Coming to Area

### MODEL PRICE

- ▶ Starting From \$317,000\*
- ▶ Own for the Cost of Renting\*
- ▶ Low Closing Costs\*\*
- ▶ Live Tax Free Until 2018\*\*\*
- ▶ NO COMMISSION - Buy From Developer



## CONTACT INFORMATION

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The complete terms of this offering plan are available from the Sponsor. CD07-0225. Sponsor: Arverne / Briarwood II, LLC. 36-35 Bell Boulevard, Bayside NY 11361. Selling Agent: Briarwood Properties, Inc.  
\* All prices, income & asset limits are subject to change. \*\* Low closing costs as described in the offering plan. \*\*\* Your new home at Waters Edge enjoys a 20-year tax abatement. For the first 10 years, taxes are payable only on land - your home is 100% exempt.