



Buttermilk Falls is organized as a homeowner's association. Common features will include passive recreational space and common area maintenance.

Estimated pre-subsidy sales price is \$232,967

Estimated post-subsidy sale price will be \$127,285 or \$144,842

Kiss your landlord goodbye!

The Brand-New, Just for You



Buttermilk Falls *Townhomes*

Located in the Village of Ellenville, at the base of the Shawangunk Mountains, Buttermilk Falls Townhomes development has 15 affordable homes of 1,242 square feet each, ready for purchase by income eligible homebuyers.

Residents can walk to shopping, schools, houses of worship, restaurants, live theater, public transportation and thousands of acres of protected public lands for hiking and outdoor enjoyment. Less than 30 minutes to Middletown and Monticello; 35 minutes to Kingston and New Paltz.

Learn more about it!

Call 845-331-2140
or email tmickens@rupco.org

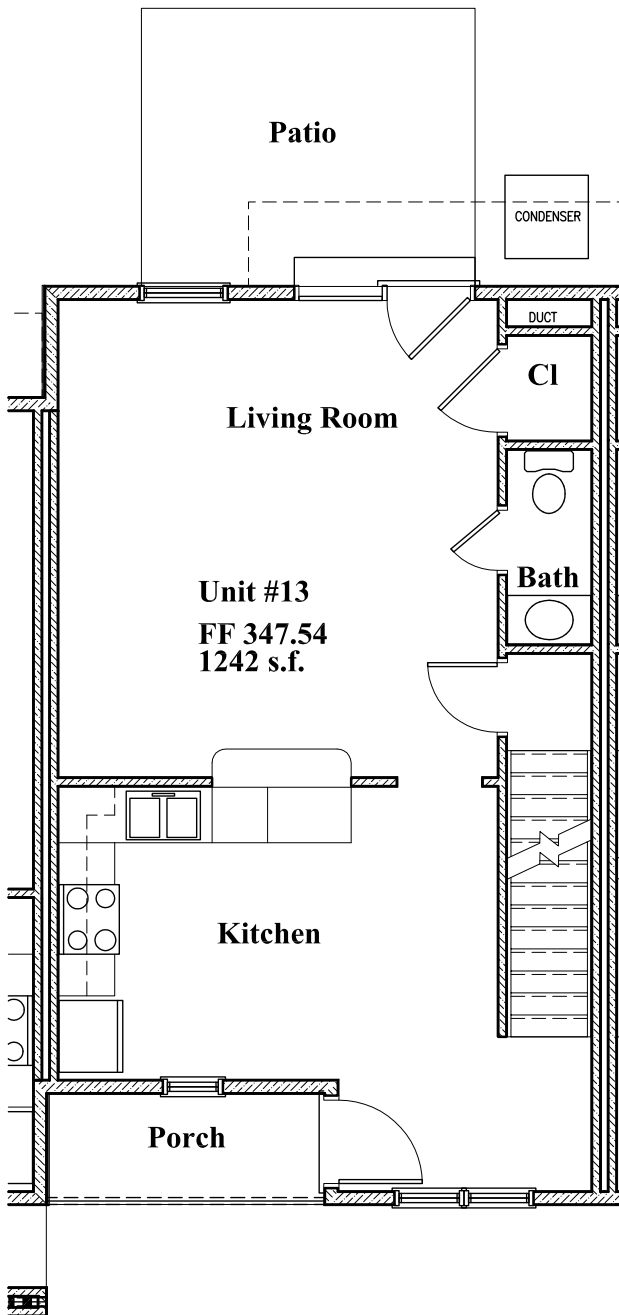
Rural Ulster 
Preservation Company

www.rupco.org

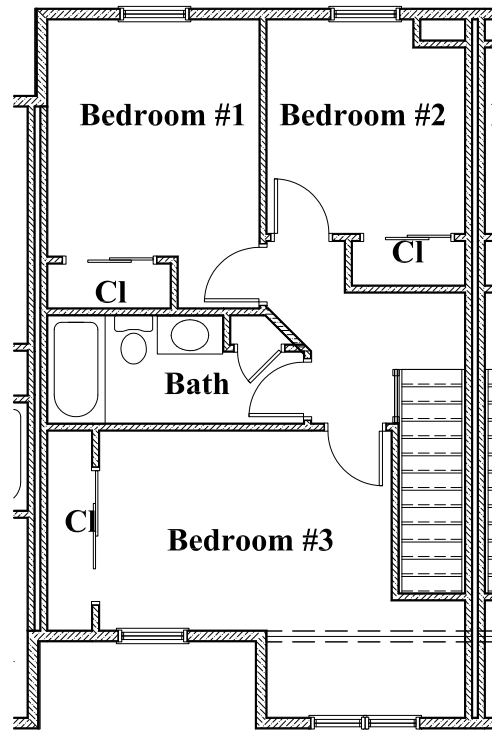


This advertisement is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. File No. CP09-0004.

Typical First Floor Unit Plan



Typical Second Floor Unit Plan



NEW YORK ENERGY STAR®
Homes – built for superior
energy performance, comfort,
health and safety.

Buttermilk Falls Townhomes

Each dwelling is ENERGY STAR Rated*
with:

- Three bedrooms
- One and one half baths
- Central air conditioning
- Off-street parking
- Full unfinished basement

Beautiful interiors feature:

- Bamboo wood flooring & carpeting
- Granite breakfast counter
- Electric range with hood
- Refrigerator
- Dishwasher
- Low water use fixtures
- Wiring for smoke and heat detection
- Washer/dryer hookups
- Cable, phone and internet ready

Exterior finishes include:

- Synthetic stone accents
- Traditional clapboard and shake siding
- Asphalt shingles
- Wood porches for individual entries and privacy at front and rear entries

**Purchasers of ENERGY STAR homes are eligible for \$500 incentive from NYSERDA.*