

# **GATEWAY/FAIRWAYS ACTIVE ADULT COMMUNITIES**

We encourage you to view the detailed 7 minute video describing our two exceptional active adult communities, the 150 unit Gateway Summit on 50 acres and the adjoining 150 unit Fairways on 100 acres.

We have obtained all necessary land use and environmental approvals for these two premier active adult lifestyle communities located in the beautiful historic hamlet of Carmel just 2 miles from the Westchester County line and 55 miles from N.Y.C. The Gateway Summit and adjoining Fairways active adult communities each have expansive views to the south and east that include the surrounding beautiful 27 hole championship Centennial Golf Club that is open to the public and the on-site approximately 40 acre private Crystal Lake. The unit mix for both projects includes up-scale single family cottages, townhouses as well as other single level homes ranging in size from 1,400 square feet to 2,600 square feet. The unit type mix and the amenity package are flexible and can be amended.

After obtaining the necessary land use and environmental approvals we installed public water and sewer lines to the project site. Natural gas lines also are located at the property line. We also widened the existing bridge on Route 6 to add a left hand turn lane into the project's main entrance. Additionally, we worked with the State and County to add a tunnel underneath the bridge to allow the new 37 mile Putnam/Westchester County bike path to run along the project sites.

It should be noted that less than 2% of the land in Putnam County and Northern Westchester is serviced by public sewer and water, meaning it will be very difficult, if not impossible, to duplicate these projects and their density anywhere else in the county. Considering this, along with the project sites' location just a few minutes from Westchester County, where the barrier to entry for gaining approvals for such projects is extremely high, the Gateway Summit and Fairways active adult communities enjoy a powerful position in serving the Westchester market. Westchester residents can easily move into these two communities to downsize their homes and maintenance obligations, making their lives easier without changing their lifestyle - keeping the same jobs, friends, doctors, and family and social routines and connections.

The just completed bike path and new sidewalks built throughout the surrounding historic hamlet of Carmel will provide both projects a walkable connection to the nearby restaurants and shopping, as well as the walking trail around the picturesque Lake Gleneida. The highly regarded Putnam Hospital Center is located in the Town of Carmel just 3 miles from the site. Carmel is easily accessible via I-684 from the south and I-84 from the east and west. The Metro North Train Station is located just two miles from the site. The train commute to Grand Central Station in New York City is just 75 minutes.

Both the 150 unit Gateway Summit and 150 unit Fairways active adult communities are truly shovel ready and represent once in a lifetime projects given their extraordinary on-site and

surrounding amenities, and prime location close to the Westchester border and major transportation. The contiguous 27 hole public championship Centennial Golf Club and 37 mile Putnam/Westchester County bike path, along with the on-site private 30 acre lake with lakeside trails leading to the boat house and T dock, separate these projects from any others in the tri-state area.

These two exceptional separate but adjoining projects can be purchased individually or together in phases.

For more information about these special projects and their unique qualities on and off site, we encourage you to review the 7 minute video on our website. **Visiting our website at [www.camardarealtyinvestments.com](http://www.camardarealtyinvestments.com), then click first on the Senior Communities tab, then onto the Gateway Summit/Fairways tab and then, finally, on the Gateway Summit/Fairways Video Overview icon.**