

Great Financing Option! \$800,000 offered price One-Family Home, or Home with In-Law Suite

Contact: (914) 474-5250 • 11 Forrest Way, (LaGrange) Poughkeepsie, NY 12540



Forever Wild : 111 Acres behind property

Combine the assets from In-Laws and your growing family to reduce living cost, by living in one house, with loads of privacy for both families. Two-room In-Law Suite with private bath is at the opposite end of the home from the master suite. The private two-room suite has direct access to back stairs, with handrails on both sides leading to the “mud room” and the beautiful outside property.

The formal living room is at the opposite end of the home from the family room, and is separated by a hall adjacent to the kitchen. The large 2,180 square foot basement is ideal for a home theatre, recreation room, workshop, utility room, and storage. One staircase has direct, straight access to the garage, without going around wall corners, which makes it very easy to move anything into the basement. Some other options for the two-room suite are; home office, au pair, maid, or nanny quarters, older children, guest suite, or independent living area.

Look what one gets when purchasing a \$800,000 home vs a \$600,000 home!*

Home Value	\$800,000	\$600,000
Down Payment	\$80,000	\$120,000
Percent Down	10%	20%
Monthly Principal & Interest	\$3,262	\$2,696
Mortgage Interest Rate	(blended) 3.56%	4.375%
Finished Square Feet	5,209 sf above grade	4,000 sf above & below
Lot Size	6.5 acres	less than 1 acre
Privacy	Private but not isolated	See neighbors
In-Law Suite	In-law suite existing	Possible
Double-Home Parcel?	Yes	Not likely

* Research done on 6/10/15, 740 FICO Score, subject to underwriter approval.

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www.EstateLivingLaGrange.com

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