



## HARTSDALE GARDENS OWNERS CORP. FACT SHEET

**HARTSDALE GARDENS OWNERS CORP.**  
27/37/47 N. Central Avenue  
Hartsdale, New York 10530

**LOCATION:** Section 27, Sheet 23,  
Block 8233  
Lots 8/9 (1.5 acres)

**SUPERINTENDENT:** Yuri Molina  
**PORTER:** Luis Mejia  
**TOTAL # APARTMENTS:** 73  
**TOTAL # SOLD:** 58  
**SOLD # SHARES:** 26,580  
**CO-OP OWNED:** 2  
**TOTAL # UNSOLD:** 13

**PHONE NO:** (914) 949-4264  
**SPONSOR:** Dale Estates  
**LEASE EXPIRE:** 9/30/2083  
**YEAR BUILT:** 1927  
**STYLE:** 6 Story Mid-Rise  
**CONSTRUCTION:** Brick/Frame

**TOTAL # UNSOLD SHARES:** 5,735  
**DATE CONVERTED:** January 25, 1983  
**TOTAL # PROJECT SHARES:** 33,137  
**PRE-WIRED FOR CABLE TELEVISION**  
**PRE-WIRED FOR VERIZON FiOS**

**TAX ID# 13-3149062**  
**FLIP TAX:** None  
**RESERVE FUND:** \$275,000

**TERMS OF MORTGAGE:** On November 30, 2015 Hartsdale Gardens Owners Corp. consolidated and refinanced their mortgage. The new loan amount is \$3,750,000 at an interest rate of 3.84% fixed for the ten year term. The monthly payment is \$17,558.90. The mortgage will mature in November of 2025. The balance upon maturity will be \$2,946,451.

### **CAPITAL IMPROVEMENTS:**

- \* 1992 - New windows were installed in all apartments.
- \* 1994 - The 37 building elevator was modernized with a new self leveling system.
- \* 1996 - A major roof restoration project was completed. The cost of the project, which included reconstruction of the roof parapet walls and a new flat roof, was \$366,000.
- \* 1997 - All Hallways and apartment doors were repainted.
- \* 2000 - The Corporation completed the modernization of the 27 Elevator and 47 Elevator. The asbestos pipe coverings in the basement passageways were encapsulated.
- \* 2001 - Co-op renovated Laundry Room with all new equipment and a "SMART Card" system.
- \* 2002 - Co-op completed construction of a new 6,500 gallon above ground oil tank in the Boiler Room
- \* 2006 - The 27 and 47 Parking Lots were rebuilt with new stone retaining walls, new staircase, driveway planters and repaving. A Video Security System was installed in the garage.
- \* 2007 - The Corporation replaced the 27 Lobby Floor. Fire escape were re-painted and additional private storage was built in 47 Building.
- \* 2008 - The Corporation completed waterproofing repairs to the 47 exterior north walls.
- \* 2009 - The Corporation installed a new children's playground and picnic area.
- \* 2010 - The Corporation remodeled a basement apartment and has leased it.
- \* 2013 - Hartsdale Gardens successfully converted their heating system from oil to natural gas(dual fuel) and replaced the domestic hot water system and related controls. The cost for the case conversion was paid from the Corporation's reserve fund.



- \*2016 - The Corporation replaced the entire building entry courtyard with new sidewalk pavers, new landscaping and an underground irrigation system. The cost for the courtyard replacement was paid from the Corporation's reserve fund.
- \*2017 Energy efficient LED lighting was installed in the garage and exterior of the building
- \*2020 The corporation converted the oil tank from #4 oil to #2 oil as required by Westchester County Department of Health
- \*2021 In 2021 there was a Con Edison gas emergency that required replacement of the gas piping in the Basement, and test all gas service lines to every apartment. The cost for this major repair was close to \$300,000 and paid from the Corporations Reserve Fund.

**GENERAL:** There is a Laundry Room located in the basement of 37 Building with new equipment and a smart card system. The Heating system is steam heat. The boiler replaced in 2013 uses natural gas and has the capability to burn oil (dual fuel). The electrical service is 40 amps 208. Parking: There are 33 indoor garage spaces and 56 outdoor spaces. Each apartment is guaranteed the use of one parking space. There is a Waiting List for additional parking. Recycling: All commingled recyclables and receptacles replaced in the compactor room located on each floor. Dogs, subleasing, commercial vehicles and washing machines in the apartments are not permitted.

3/22