

Welcome Summer!

I hope this newsletter finds you healthy and enjoying the long, lazy days of summer.

Summer at Interlaken Gardens embraces the beauty of the season, whether it be to relax and unwind with a good book under an oak tree, or to enjoy sunning, swimming, or kayaking in Lake Innis Free.

When summer at the lake livens up, so does the Interlaken real estate market. Interest rates are still hovering at historic lows and there is a fine selection of properties on the market. We have seen an uptick in local prices and the demand for the Interlaken Gardens community is strong.

If you are in need of expert advice, contact A.T. White with confidence. As your trusted, professional real estate partners, we can sell your apartment for as much as the market will bear and as quickly as possible. A.T. White Realty has the experience and track record that you need when buying and selling. We welcome the opportunity to work with you on your next move.

Summer Trivia

What is the meaning of a red door, particularly in Scotland?

Spring Trivia

Lancaster Underhill donated his home for a railroad station in Bronxville. Congratulations Linda Markey

Entrants must be Interlaken

Shareholders. Please submit your answer to ATWhiteRealty@aol.com or by mail to 240 Main Street-Eastchester-NY 10709 by August 15th. One correct answer will be chosen at random.

Ensure peace of mind while you're on summer vacation by remembering to do these things before you take off for a week of relaxation.

Hold All of Your Mail and Newspapers or Ask a Neighbor to Pick Them Up

Remove Your Spare Key

If you have a spare key, give it to a neighbor you trust while you're away

Close Your Curtains and Shades

Clean Out Your Fridge

Sprinkle Baking Soda in the Toilet and drains

Unplug Your Appliances

There's no need to waste energy while you're gone.

Take Out the Garbage

Empty Your Washer and turn off the water.



On The Market...

Enjoy carefree, resort style living of Interlaken Gardens...
The sought after lakeside garden community of Eastchester with the all inclusive monthly maintenance

Sun filled ~ Lovely courtyard is home to this second floor 1Br corner unit. ~ \$149K **Sold**

Lakeside ~ Just steps to the lake from this first floor 1Br. Nice patio. ~ \$175K **Sold**

Summer Special ~ Move right into this 1BR corner unit at an act now price! ~ \$184.9K

Immaculate & Spacious ~ Second floor 1BR with many custom features. \$185K

Views & Ventilation ~ From this 2BR corner unit. Open kitchen. Lake views \$249K **Sale Pending**

Stylish and sunny ~ 2BR corner unit in courtyard. Open floor plan with dining area. **Renovated** kitchen and bath. Laundry. Turn key condition. \$274K

Scenic Lake Views ~ Stylish second floor 2BR with newer kitchen and too many upgrades to list. \$284K

Like summer...House Like Feel ~ This unit will be gone before you know it. 2BR duplex unit with a house like feel. Upgraded kitchen, bath, electric and more! \$336K.

For private tours & information ...914.793.4100
Listings, floor plans & more online at...www.ATWhiteRealty.com

Mortgage Rates (6/2014)



30 yr. fixed: 4.34%

15 yr. fixed: 3.43%

5/1ARM: 3.37%



We consider referrals from our friends, clients and associates to be the greatest compliment that we could receive.
Thank you for keeping our company in mind whenever a referral presents itself.

914.793.4100



Four great reasons to consider buying today, instead of waiting.

1. Prices Will Continue to Rise

The most recent report projects appreciation in home values over the next five years to be between 30.8% (most optimistic) and 9.4% (most pessimistic). The bottom in home prices has come and gone. Home values will continue to appreciate for years. Waiting no longer makes sense.

2. Mortgage Interest Rates Are Increasing

The Mortgage Bankers Association, Fannie Mae, Freddie Mac, and the National Association of Realtors are in unison; projecting that rates will be up almost a full percentage point by the end of next year. An increase in rates will impact YOUR monthly mortgage payment. Your housing expense will be more a year from now if a mortgage is necessary to purchase your next home.

3. Either Way, You are Paying a Mortgage

As a recent paper from the *Joint Center for Housing Studies at Harvard University* explains: "Households must consume housing whether they own or rent. Not even accounting for more favorable tax treatment of owning, homeowners pay debt service to pay down their own principal while households that rent pay down the principal of a landlord plus a rate of return. That's yet another reason owning often does—as Americans intuit—end up making more financial sense than renting."

4. It's Time to Move On with Your Life

The 'cost' of a home is determined by two major components: the price of the home and the current mortgage rate. It appears that both are on the rise.

But, what if they weren't? Would you wait?

Look at the actual reason you are buying and decide whether it is worth waiting. Whether you want to have a great place for your children to grow up, you want your family to be safer, or you just want to have control over renovations, maybe it is time to buy.

If the right thing for you and your family is to purchase a home this year, buying sooner rather than later could lead to substantial savings.

Summer 2014

Interlaken Gardens



A.T. White Realty, Ltd.

has just sold the units at:
1265 California Road
26 Manchester Road
1219 California Road
1205 California Road
41 Manchester Road
1195 California Road
11 Field End Lane



Please welcome your new neighbors.

