

ARTIST RENTS & HOUSEHOLD INCOME

AMI is abbreviation for "Area Median Income"

1 BR	\$716	(50% of AMI)	4 Total Units
1 BR	\$879	(60% of AMI)	30 Total Units
2 BR	\$851	(50% of AMI)	2 Total Units
2 BR	\$1047	(60% of AMI)	14 Total Units

Units for mobility, audio, and visually impaired are also included in the above.

ARTIST MAXIMUM HOUSEHOLD INCOME:

	50% AMI	60% AMI
1 Person	\$33,150	\$39,780
2 Person	\$37,850	\$45,420
3 Person	\$42,600	\$51,120
4 Person	\$47,300	\$56,760

THE ABOVE INCOME LIMITS APPLY TO THE ARTIST UNITS ONLY AND ARE SUBJECT TO CHANGE.

CREDIT & BACKGROUND CHECKS PERFORMED
NO APPLICATION FEES



NON-ARTIST RENTS:

1 BR	\$1,099	14 Total Units
2 BR	\$1,395	5 Total Units

DIRECTIONS:

From MTA Poughkeepsie Train Station:
Head East on Main Street, Queen City Lofts
is located just past South Bridge Street
on the Right.

LOFTS AVAILABLE TO ARTISTS & NON-ARTISTS.

FOR ADDITIONAL INFORMATION:

Kearney Realty & Development Group
34 Clayton Blvd., Suite A
Baldwin Place, NY 10505
845-306-7705 ext. 102



Hudson River
Housing, Inc.



ARTIST & NON-ARTIST LOFT APARTMENTS



178 MAIN STREET,
POUGHKEEPSIE, NY 12601

www.QueenCityLoftsNy.com

@Queen.City.Lofts



AMENITIES:

- LEED Certified Building
- Two-Story Loft Style Apartments
- Twelve Foot High Windows
- Individually Controlled Heating & A/C
- Rooftop Terrace with views of the Hudson Valley
- Community Room
- Laundry Room
- Performance Space
- On-Site Superintendent
- On-Site Management Office

COMMUNITY FEATURES:

- Walkable Community
- Walking Distance to:
 - Metro-North & Amtrak Train Station
 - Walkway Over the Hudson
 - Cunneen-Hackett Arts Center
 - Poughkeepsie Public Library, City Hall & County Offices
- Historical Bardavon Opera House
- Prestigious Colleges: Marist, Culinary Institute of America, Vassar College
- On the scenic Hudson River with access to Boating and Kayaking
- Easy access to Grand Central Station
- Numerous Hiking Trails, Vineyards, Wineries, Breweries, Highly Acclaimed Restaurants, Drive in Theatre, Local Farms, New York State Parks, all within driving distance.

1 BEDROOM FLOOR PLAN



2 BEDROOM FLOOR PLAN

