

Unique Opportunity - Cottage Home for Sale
in historic Campwoods Grounds, Ossining, NY

For Sale - Cottage No. 24. Ossining Camp Meeting Association is seeking to sell cottage no. 24 to a licensed contractor for restoration/rebuild and subsequent sale to an approved purchaser.

Condition of the Cottage. This single family cottage is being sold in “as is” condition, noting that the building has been unoccupied for several years. Contractor will need to conduct its own investigation as to the current condition, including any need for remediation. Any new structure must fit the footprint of the existing building (14’ x 32’) and should match the style and height of adjacent buildings (approx. 1 ½ stories). The cottage has a basement and is sewerred (not septic). The cottage is not eligible for gas service under ConEd’s gas moratorium. A copy of the plot can be provided upon request.

Terms of Sale/Conditions. The Association is open any reasonable proposal, noting that price and conditions for the sale shall be negotiated and memorialized in a contract of sale. The Association reserves the right to negotiate with multiple parties and award a contract in its sole and reasonable discretion. No one factor, including price, will be determinative. No rights will accrue until Contractor has executed a contract with the Association. Any upfront costs will be borne by Contractor.

Contractor must be licensed and able to demonstrate experience and adequate financial backing to complete the project within two (2) years. All plans will require approval of the Association’s Board of Trustees (“Board”), as well as Town/Village building department. Contractor must comply, at its sole cost with all applicable laws rules and regulations, as well as indemnify the Association.

Ownership Structure. No real property is for sale. The ownership structure of this historically unique community is similar to a coop/condo hybrid, noting that only the actual cottage itself will be sold.

Contractor Sale of Cottage/Leasehold Interest in the Plot. Contractor shall sell the cottage, noting that any proposed purchaser/future resident must receive prior written approval of the Board. At the closing, the Association and the purchaser of the cottage will enter into a 45-year ground lease, inc. option to renew. Rental or subletting is *not* permitted, noting the cottage must be the primary residence of the purchaser/leaseholder.

Questions/proposals should be directed to the Association via email: Ocmamail@gmail.com

Additional information about Campwoods Grounds is available at our website:
<https://campwoodsgrounds.weebly.com/>

Recent articles:

<https://www.nytimes.com/2021/01/26/realestate/bungalow-coops-new-york.html>
<http://smallhouseswoon.com/campwoods-cutie/>