

## **Rive Signature -- Boutique condo in Riverdale**

### **Epoch Times Newspaper Article**

Located in the upper left corner of Bronx, across the Harlem River, of Manhattan Island, there is suburban-like neighborhood Riverdale, just like Queens' Forest Hills, where many New York celebrities love to live. Only 15 minutes drive from Manhattan. In addition to subway #1 and several buses available, there is a station of North-Metro train.

Due to government restriction on building heights in this area, residents enjoy vast sky in particular, together with many green parks and sports grounds. Most residents consider themselves as New Yorkers, but pride of their homes surrounded in such a nature environment. There are a number of private elite schools from elementary schools to universities.

\* Bronx elite residential area /Boutique condo -- Rive Signature

Along the winding hill of Palisade Avenue, many architectural masterpieces are hiding in the woods. Especially, located 675 West 252 Street, there is The Wave Hill Garden with 165-year history. Many world well-known people had lived here before, like John Kennedy family, Rockefeller family & Mark Twain, and so on. Not far from Wave Hill, a compact boutique condo called "Rive Signature" is rising now and listed in the Market.

This six-story building, except on the first floor serving as a medical center and a whole top floor Penthouse, there are only two units on every floor, each unit nearly 1100 square feet with 2-bedroom/2-bathroom, pricing \$499,000 to \$ 545,000; the penthouse attaching roof terrace asking price \$1.6 million.

Builder Maurice stressed that the entire nine homes, except water supply system, each unit would have its own security monitor system, CATV, air conditioning and heating system, hot water supply, ventilation system. Just similar to independent single houses.

Besides the building with solid cement/brick outside-wall, double glazing Evergreen-grade window; each unit equips with strengthened engineering hard-wood floor, steel security gate, Kohler complete ceramic bathroom equipment; kitchen with double sink, GE stainless steel appliances, streamlined ventilation hood, an island cabinet, washing machine/dryer available, pre-built-in phone/internet/cable, etc.

Each floor sets two emergency exit stairs, and the elevator hallway security surveillance, wooden handrails convenient for elderly or disabled residents. There won't be any new buildings surrounded, which ensuring a broad view-vision and plenty of day light for each unit. One block away is well-known Johnson Ave. Shopping center.

\* Detailed- and Quality-Oriented Achievement

Maurice Contractors & Designers is known as an outstanding architect and developer, Inc. and once was listed as one of nation's top 400 major contractors, according to ENR magazine. The builder Maurice Elmalem has lived in Riverdale for 25 years. In addition to construction, he also engages in the art, martial arts of black belt master, who once hand breaking 50 sheets of 0.16 inch thick glass and entitling a Guinness World Records holder. He is also good at landscape design, being versed in flowers and plants. Moreover, presenting the perseverance and seriousness nature of Jewish people, he pays careful attention to every detail in design, legal documents, tax abatement and preferential loans for buyers.

With 30 years of construction background, Maurice specializes in various types of construction in general, such as kitchen, bathroom, pipelines, surveillance, etc. For Rive Signature and later released Rive Platinum condo, he builds like to create works of art, demonstrating a rare generalist in the construction industry.

Thus, if buyers bring up requests, the builder is able to offer tailor-made incorporation of the cabinet, or remodel, or combine two units into one construction. The property is definitely worth of investment and self-residence as well. Monthly rental in that neighborhood is about \$2500 per 2-bedroom unit.

**Condo:** Rive Signature

**Location:** 531 West 235 St, Riverdale, NY 10643

**Builder:** Maurice Contractors & Designers, Inc.

**Year:** 2011

**Type:** 6-story elevator building, a total of nine units

**Floorplan:** 2 bedrooms, 4 or 5 bedrooms

**Amenities:** gym, terrace, security surveillance system

**Tax:** 15 years of 421a abatement; FHA mortgage approved

**Transportation:** subway Line No.1/Metro-North railroad

**Open House:** Sunday afternoon 1pm ~ 3pm

**Tel :** 718 -652-6600, 718-986-5109 (Chinese)

**Website:** [www.mauricecontractors.com](http://www.mauricecontractors.com)