

Come discover what it means to live a life, elevated.

Nestled up on a hill, minutes from the Hudson River waterfront, is the Ridgeway's newest addition, 172 Warburton. Offering affordable, modern living spaces, 172 Warburton is a cut above the rest. Want to experience expansive views, eco-conscious amenities and expertly designed floor plans? Look no further than 172 Warburton. Whether you're new to the area or a longtime Yonkers resident, you'll come to love all that Yonkers has to offer! Need to be in NYC in less than 30 minutes? No problem - walk to the Metro North Yonkers Station in 10 minutes (Or Uber in 3). Want to check out some new eateries or grab drinks with friends after work? Check out the Yonkers Downtown Business District where you can treat yourself to Le Moulin Eatery and Wine Bar, X20 Xaviers on the Hudson, Yonkers Brewing, Dolphin Restaurant and so much more, right on the waterfront!

172 Warburton is the pinnacle of the motto "Live, Work, Play" - With one, two and three bedroom apartment homes available, relax in the tranquility of your homes either solo or with your friends and family, there's plenty of room either way! Our homes are designed for the way you live. Don't feel like leaving the building to trek to the gym? We've got you covered. Our fully-equipped, state of the art fitness center offers the latest and greatest work out equipment to keep up with your healthy lifestyle routine. If working out isn't your thing, you'll be the envy of your family and friends when you invite them up to our rooftop deck with expansive Hudson River views or to our sleek community clubroom to enjoy social gatherings! Our community has something for everyone.

Live a cut above the rest at 172 Warburton and enjoy the view.



**THE COMMUNITY BUILDERS**



**Homes and Community Renewal**



# 172 WARBURTON at the ridgeway

43 Ashburton Avenue  
Yonkers, NY 10701  
914-821-1132 | TTY: 711  
warburton@tcbinc.org  
M - F 8:30 a.m. - 5:00 p.m.  
172WARBURTONAPTS.COM

LIVE A LIFE ELEVATED



# ELEVATE YOUR SPACE



## HUDSON RIVER ACCESS AND VIEWS

- Ditch the expensive gym membership and enjoy our fully-equipped in-house gym with cardio, anaerobic and free-weight equipment included. No more excuses!



## FULLY-EQUIPPED FITNESS FEATURES

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## DOWNTOWN YONKERS DINING

- Explore the foodie in you! 172 Warburton is steps from Downtown, Yonkers' famed waterfront district, boasting access to over 50 eateries - from restaurants, to pubs to cafes, lounges and more - you'll find new places to explore everyday!



# COMMUNITY AND APARTMENT FEATURES



## EXPERTLY DESIGNED LIVING SPACES

- Luxury vinyl wood grain flooring
- Designer, white shaker-style kitchen cabinets
- Posh, white porcelain bathroom flooring
- Kitchen and bathroom ceramic tile backsplash
- Large closets
- In-home security alarm
- High-end, luxury, durable stone kitchen countertops
- High-speed internet and cable ready
- Select homes are ADA accessible



## LOCAL SHOPPING CONVENIENCES

- Located just minutes to the Downtown, Yonkers waterfront business district, 172 Warburton residents enjoy access to over 100 unique, local shopping conveniences and services.



## PET-FRIENDLY RESIDENCES

- 172 Warburton is proud to be a pet-friendly community! With the addition of our open resident green space at the center of the community your furry friends will enjoy living at the community just as much as you!



## ENERGY EFFICIENT FIXTURES AND FEATURES

- Fully equipped, energy-efficient kitchen appliances, including dishwasher and microwave
- Energy-efficient plumbing fixtures for utility savings
- Energy-efficient HVAC for heating and cooling needs and utility savings
- Energy-efficient water heating unit for utility savings
- Enjoy green-living with our on-site recycling features-Save on utility costs by utilizing our on-site laundry facilities



## STEPS TO LOCAL TRANSIT

- 172 Warburton is a 3 minute Uber ride to the Yonkers MetroNorth Station, putting you in NYC's Grand Central Station in less than 30 minutes

- Enjoy walking access to local bus routes when not hopping on the train
- If you wish to take a drive down the Hudson into the city, you'll enjoy knowing you can park your car in our on-site, parking garage



## LOUNGING SPACES FOR RELAXATION

- When you're not lounging at home, feel free to step out into the community and hang with friends in our rooftop lounge space as well as our community clubroom.

FIND OUR LISTINGS ON  
[NYHOUSINGSEARCH.GOV](http://NYHOUSINGSEARCH.GOV)