



corcoran

CHART HOUSE
REALTY

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Gallery Green Town Homes

MARKET RATE
2 Full | 1 Half Baths

95 Croade St **\$485,000**
75 Croade St **\$510,000**
89 Croade St **\$525,000**

INCOME-RESTRICTED
1 Full | 1 Half Baths

85 Croade St **\$340,862**
93 Croade St **\$340,862**

All homes: **2 Beds 1,300 Sq. Ft. 1-Car Garage Built 2026**



Scan Here to Learn More



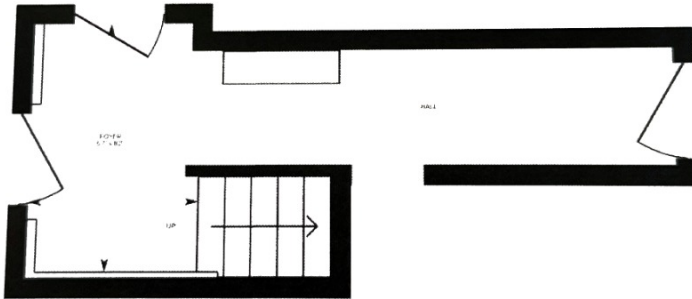
New construction in the heart of downtown Warren, nearly complete and ready to welcome its first owners. Each 1,300-square-foot townhome offers 2 bedrooms, 1.5 to 2.5 baths, and a thoughtfully designed layout ideal for everyday living and entertaining. The open-concept main level flows comfortably from one space to the next, while the upper level features two well-proportioned bedrooms with added privacy. Complete with all-new appliances, systems, finishes, and a private garage, these homes offer the ease of new construction without the long wait. Enjoy convenient access to Warren's waterfront, restaurants, shops, and the East Bay Bike Path in one of the East Bay's most connected coastal communities. For the income-restricted homes, buyer eligibility is subject to household income limits, and the property will be subject to a long-term deed restriction limiting future resale value.

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Gallery Green Town Homes

FLOOR PLANS · INCOME-RESTRICTED HOMES: RULES AND PROCESS

1st Floor 160.9 Sq. Ft.



Foyer 6'7" x 8'2"

2nd Floor 540.44 Sq. Ft.



Kitchen 12'2" x 14'11" · Living 10'9" x 16'4" · Half bath 3' x 7'6"

3rd Floor 556.37 Sq. Ft.



Primary 12'5" x 12'10" · Bedroom 10'1" x 12'11" · Bath 8'5" x 7'5" · Flex 5'1" x 7'7"

Income-Restricted Homes

85 and 93 Croade St, \$340,862. These homes are sold with a long-term deed restriction that keeps them affordable for future buyers. Income eligibility is reviewed by a state-approved program administrator.

HOUSEHOLD INCOME LIMITS

Household size	1	2	3	4
Max. income	\$94,200	\$107,640	\$121,080	\$134,520

Income counts the gross income of everyone in the household, projected over the next 12 months. 1% of total household assets is also added, so eligibility is not based on wages alone.

PROGRAM RULES

- The home must be owner-occupied year-round by a Rhode Island resident. It can never be rented or sublet.
- Buyers cannot own other residential property or be claimed as a dependent on someone else's tax return.
- No non-resident co-borrowers and no private financing. Total mortgage debt cannot exceed the purchase price.
- The home cannot be held in a trust or by an entity.
- Buyers cover their own closing costs; no seller concessions.
- First-time buyers complete an 8-hour HUD-approved homebuyer education class. All buyers complete a one-on-one counseling session.
- Owners can sell at any time, to an income-eligible buyer at a price set by the program's resale formula.

HOW THE PROCESS WORKS

1. Get income pre-qualified before putting any money down. Junia can connect you with the program administrator.
2. Tour the home and get pre-approved. Any lender that will finance a deed-restricted home can be used.
3. Sign a Purchase and Sales agreement. This comes before the income application.
4. Submit the income certification application with copies of income and asset documents (tax returns, pay stubs, bank statements).
5. Receive preliminary approval with any conditions.
6. Complete homebuyer education and counseling while the deed restriction is prepared with the closing attorney.
7. Receive final approval and close on your home.

QUESTIONS?

Junia Janvier, Corcoran Chart House Realty

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Call or text for tours, offers, and help with the income-restricted process.

Program summary based on current program guidelines. Income limits and rules are set by the program and may change; eligibility is confirmed by the program administrator. Corcoran Group LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.