

WELCOME TO GRANDVIEW BAY

Artist's Rendering



Welcome to Grandview Bay in Angola, NY

A Complete Redevelopment of the Current Mickey Rats Beach Club Property

Mickey Rats Beach Club has been a long-standing institution in this beach community for over 40 years. After several years of work with our design team and the Town of Evans, we are excited to embark on the creation of an exciting new residential, mixed-use community on this property. In total, the development will include 21 new residential units in addition to new retail and a new restaurant/beach bar facility.

The project consists of four different Phases; The Townhomes at Grandview Bay on Iroquois Street including eight units in two unique floor plans, a four-story condominium building with ground floor retail and seven tri-level condominium units on the upper floors named The Residences at Grandview Bay, six exclusive waterfront home sites named The Waterfront Homes at Grandview Bay, and a construction of a new beach club and restaurant. Each residential phase is explained more on the attached flyers along with the amenities for each.

The new beach club will maintain a beach bar atmosphere in a brand-new two-story facility with a large outdoor concrete and sand patio on the ground level with an expansive indoor/outdoor bar. The second floor will include additional bar area and a spacious rooftop patio. The new facility, combined with outdoor music and food service with an expanded variety of food choices will preserve Mickey Rats Beach Club as a popular summertime destination.

The beach will be split into public and private sections remaining largely public and utilized by the bar/restaurant patrons and the general public. We will maintain volleyball, paddle boarding, kayaking and other amenities for patrons on the public beach. The public beach area will have its own dedicated entrance outside of the new Mickey Rats Beach Club.

The Townhomes at Grandview Bay and the new Beach Club are expected to begin construction by the end of September with demo slated for right after Labor Day. The Waterfront Homes at Grandview Bay along with the new four-story condominium building will begin construction, weather permitting, sometime in the months following.

Given the thoughtful approach to design and community feel that will result, we anticipate that the new residents along with the existing Grandview Bay community will be pleased with the transformation of this property and completion of this exciting redevelopment.

WATERFRONT HOMES AT GRANDVIEW BAY

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Home Design and Property Attributes:

- Six (6) Exclusive Waterfront Home Lots overlooking Lake Erie
- Home Lots are approximately 0.10 Acre in size (Lot Dimensions range from approximately 36.5' to 42' Wide x 108' to 130' Deep)
- Ability to Construct a 3-Story Home with a Maximum Footprint at 26.5' Wide x 60' Deep
- Each Home Lot includes a Private Terrace (each approximately 36.5' Wide x 30' Deep) overlooking the Private Beach and Lake Erie
- Gated Access to the Property with Secure On-Site Parking
- Private Beach Ownership and Access shared with The Residences at Grandview Bay
- Private adjacent Greenspace with Seating and Recreational Space shared with The Residences at Grandview Bay

Learn More:



(716) 854-0060

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See Next Page for Pricing

Homeowner's Association Services:

- Private Beach Maintenance
- Lawn and Landscaping Maintenance
- Snow Removal
- Refuse Removal
- Grounds Maintenance and Reserves



This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement #1, issued by the New York State Department of Law.

THE RESIDENCES AT GRANDVIEW BAY

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Home Design and Property Attributes:

- Home Design and Property Attributes:
- Seven (7) Tri-level Condominium Units overlooking Lake Erie
- 4-Bedroom, 3-1/2 Bath
- Layouts range in size from 3,066 to 3,198 Square Feet
- Each unit includes a Private Rooftop Terrace with adjacent spacious Living Space
- Each unit includes a Private Storage Room on the Ground Floor of the Condominium Building
- Gated Access to the Property with Secure On-Site Parking
- Private Beach Ownership and Access shared with The Waterfront Homes at Grandview Bay

Homeowner's Association Services:

- Private Beach Maintenance
- Lawn and Landscaping Maintenance
- Snow Removal
- Refuse Removal
- General Building and Grounds Maintenance and Reserves

Learn More:



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Starting in the Upper \$700s



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THE TOWNHOMES AT GRANDVIEW BAY

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ANGOLA, NY

Home Design and Property Attributes:

- Eight (8) 2-story Townhomes overlooking neighboring Park Area
- 3-Bedroom, 2-1/2 Bath Townhomes available in 2 Unique Layouts
- Townhome layouts range in size from 1,388 to 1,448 Square Feet
- Each unit includes a 1-Car Garage
- Additional parking for 23 vehicles located on-site for Residents and Guests
- Convenient Public Beach Access

Homeowner's Association Services:

- Lawn and Landscaping Maintenance
- Snow Removal

Learn More:



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Starting in the Upper \$400s

See attached site plan for further pricing info.



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Waterfront Homes

Lot 1: \$595k
Lot 2: \$575k
Lot 3: \$575k
Lot 4: \$575k
Lot 5: \$545k
Lot 6: \$495k

Townhomes
\$495k

Townhomes
\$595k

