

Ginsburg Development Companies

News

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THE HARBORS AT HAVERSTRAW: RESORT-STYLE LIVING
ON THE HUDSON RIVER WATERFRONT

*Fitness center, social, cultural, water pursuits
add up to one-of-a-kind lifestyle neighborhood*

VALHALLA, N.Y. (June 19) – Claire Lorber could barely wait for Memorial Day weekend to arrive. That weekend, she knew, signaled the opening of the outdoor pool pavilion at The Harbors at Haverstraw, a master-planned community on the Hudson River waterfront.

“Everybody here loves to come to the pool,” said Lorber, whose home on The Harbors’ Edgewater Lane enjoys a stunning Hudson River view. “We had a Memorial Day party with a barbecue, music, plenty of food and lots of laughter. And the homemade food from the Harbors café next door – it is just fabulous.”

As Lorber and more than 250 other residents have found, The Harbors offers something for just about every taste imaginable. Its spacious lifestyle center features a neighborhood gathering room, game room with card tables and billiards table, baby grand piano, 28-seat theater with stadium-style seating and outdoor pool complex.

It also includes a fitness center with a half-court gymnasium, an exercise room with state-of-the-art cardio and weight equipment, locker rooms and spa services with saunas and private rooms for massages and beauty treatments by appointment. The Harbors has a full-time concierge and activities staff that organizes events such as barbecues, yoga classes and presentations by local artists and historians.

“The Harbors is one the most novel projects in our company’s history,” said Martin Ginsburg, the founder and CEO of Valhalla, N.Y.-based Ginsburg Development Companies, which is celebrating its 45th anniversary this year. “We are creating a one-of-a-kind waterfront environment that brings new meaning to the definition of resort-style living for our residents. Living at The Harbors is like being on vacation every day of the year without ever having to leave home.”

The fitness facilities – which feature up-to-date equipment like elliptical machines, arc trainers and treadmills, as well as circuit-training stations and free weights – compare favorably with those of blue-ribbon health clubs. “I have worked at high-end fitness centers in Manhattan and Westchester, and the equipment here is equally as good,” said Paul DiLeo, The Harbors’ clubhouse assistant manager. “The residents really love the fitness center and lifestyle center.”

The Harbors is a pedestrian-friendly neighborhood intimately connected to the Hudson River, with a 1.5-mile waterfront promenade and sculpture trail, a marina, fishing pier, docks for visiting boaters, a kayak launch and a dock for commuter ferries that serve the Ossining Metro-North station and Lower Manhattan.

Lorber understands how lucky she is to live on the doorstep of one of the world’s most majestic rivers, and captures every opportunity to enjoy its beauty. Aside from taking frequent strolls along the waterfront promenade, she loves taking in the river view from her first-floor patio, from the balcony outside her living room, or from her rooftop garden. “I’m tickled that I can wake up each morning and look out at the water from my kitchen table, or take my breakfast out on the balcony and eat it there,” she said.

Lorber also takes great pleasure in joining her son out on the water in his boat, which is docked at The Harbors’ Admiral’s Cove Marina a short walk from her home. “We can come off the boat and right into the pool,” she said.

“Just the expanse of the river, it’s beautiful,” said Lorber, who has lived at The Harbors for 14 months, with her husband, Joseph, and daughter, Nicole. “This [Haverstraw Bay] is the widest part of the Hudson River. There’s so much blue sky, and we have an unobstructed view. When I first came to The Harbors, I called it Disney World. It’s so well manicured and clean, the flowers and shrubs are so well kept. It’s delightful.”

The Harbors also offers residents a broad menu of cultural activities. Noted piano musician Terry Waldo recently entertained residents with his ragtime classics, while a flamenco guitarist enthralled audiences on Cinco de Mayo (Fifth of May). Art exhibitions are another eagerly anticipated activity, with local artists such as John Beerman – known for his Hudson River paintings – displaying and discussing their artwork.

Myriam Nader, another resident of The Harbors, enjoys the art exhibitions as well as the regular Friday night film series showing both classic and contemporary movies. She and her husband, Nadim, and their son Francesco also enjoy a leisurely jaunt along the river promenade. “It is like paradise,” she said of the idyllic waterfront setting. “The wind, the water, the sun – the environment is beautiful.”

The Harbors’ location has won over Nader and her family in many ways. She is excited about its proximity to the Village of Haverstraw’s downtown, which is undergoing a revitalization with major new restaurants planned, including an inn and spa by renowned restaurateur Buzzy O’Keeffe.

In addition, Nader’s husband, a doctor at Beth Israel Medical Center in New York City, makes full use of the convenient Haverstraw commuter ferry, boarding just a short walk from his home. The ferry’s recreational and practical value will once again be showcased at the fifth annual Hudson River Ferry-Go-Round event, set for Sept. 14. At this event, sponsored by Ginsburg Development Companies, high-speed ferries take tourists to special events in Haverstraw, Peekskill, Ossining and Sleepy Hollow.

The Harbors offers a wide range of living styles, from contemporary condominium flats and lofts to both inland and waterfront town homes. Long-range plans call for 800 residences, two lifestyle centers and small shops selling food and miscellaneous items.

Prices at The Harbors begin in the low \$400,000s for well-appointed condominiums and range from the mid-\$400,000s to the mid-\$700,000s for two- and three-bedroom townhouses.

The Harbors was recently named the No. 1 community of its size in the 2007 Best in American Living Awards (BALA) contest sponsored by the National Association of Home Builders (NAHB) and Professional Builder magazine. The Harbors earned the gold citation in the category of Best Communities 151 Homes and Over. This marked the second successive year that The Harbors has merited a gold award in the national competition. In 2006, it won a gold BALA honor for having the nation's best clubhouse of its size.

The Harbors also won seven awards in the 2006 "Nationals" awards program sponsored by the NAHB, including ones for Best Master-Planned Community of the Year and Best Landscape Design. At the regional level, The Harbors received awards in the Builders Association of the Hudson Valley's annual "Pinnacle" program. The Harbors garnered 2006 awards for Best Multifamily Community with 51 or more homes, Best Community Common Area 2,501 square feet or larger and Best Community Common Area Landscaping.

The Harbors' sales center is open seven days a week from 10 a.m. to 5 p.m. and can be reached by calling (845) 786-5600.

Current GDC communities include AVANT Chelsea (New York City); Riverwatch at Greystone (Yonkers, N.Y.); Harbors at Haverstraw (N.Y.); The Fairways at Wallkill (N.Y.); Christie Place (Scarsdale, N.Y.); Ridgewood at Middlebury (Conn.); The Greens at Gillette Ridge (Bloomfield, Conn.) and Quaker Green (West Hartford, Conn.).

To place your name on GDC's priority list for future communities, log on to www.gdc-homes.com, click on to "future communities" and then "name of development" or call 1-866-GDC-4466.

Ginsburg Development Companies (GDC), established in 1963 and based in Valhalla, N.Y., is one of the nation's premier full-service real estate design, development and management companies. Martin Ginsburg is the president and chief executive officer. GDC has developed more than 10,000 residential units during its 40-plus year corporate history. GDC's residential sales Web sites are www.gdc-homes.com and www.gdcmetro.com. Information about GDC's commercial ventures, corporate activities and charitable foundation is available at www.gdcllc.com.