

For Immediate Release
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Contact: David Johnston
MCM
(845) 352-3650

ECLECTIC, INTERESTING VILLAGE DESIGN
WINS MARBURY CORNERS IN PELHAM
A PRESTIGIOUS BALA AWARD
FOR BEST SMART GROWTH COMMUNITY

Ginsburg Development Companies designs, builds three-building infill project

VALHALLA, N.Y. (Nov. 27) – [Marbury Corners](#), a new neighborhood of lofts, townhouses and condo flats in the heart of Pelham, N.Y., has been named one of the “Best Smart Growth” communities of its size by the annual Best In American Living Award (BALA) residential design competition, one of the homebuilding industry’s most prestigious award competitions.

“Marbury Corners was an interesting development because there were three separate parcels of land in an area with a very eclectic mix of buildings,” said Martin Ginsburg, founder and principal of Ginsburg Development Companies, the Valhalla, N.Y.-based company that built the community. “We wanted to design a project that was in character and scale for the village and reflected the architectural styles nearby while not looking like a ‘new development’.”

The result was a unique mix of housing types and architectural themes.

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The Marbury Club, the largest building, is a four-story, Tudor-themed structure with 55 condominium flats and an enclosed parking garage that is creatively hidden from view. The Marbury Club houses a community room, fitness center and concierge desk available to all of Marbury Corners' residents.

Across the street are five townhouses built in an arts and crafts shingle style echoing the design of many of Pelham's stately old mansions. To the south is Marbury Corners' third building, offering six loft residences with double-high living room ceilings and large plate-glass windows reminiscent of early 20th century industrial buildings in the area.

"The diversity of the design allowed the new community to integrate visually with the current architecture of the village," said Ginsburg. "From a marketing point of view, it also let us offer three different types of homes – single-level condominiums in an elevator building, contemporary lofts and village townhomes – which appeal to a variety of personal styles and needs."

This approach seems to have paid off: All of the Marbury Club has been sold and only a few lofts and one townhouse are still available. Prices for the remaining homes range from the \$700,000s to the \$900,000s.

[Marbury Corners](#), an infill project in densely developed area, in a number of ways reflects the "smart growth" category of the BALA awards, which are sponsored by Professional Builder magazine and the National Association of Home Builders.

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“Marbury Corners has been very well received by local officials and buyers,” said Ginsburg. “It is an especially convenient location for a commuter who can walk to the nearby train station for a 25-minute train ride to midtown Manhattan. Residents can also walk or bike to shopping and restaurants on Main Street which is two blocks away. Marbury Corners has appealed to both young professionals and empty nesters seeking alternatives to traditional single-family living in Westchester County.”

The [Marbury Corners](#) sales office is open Friday through Tuesday from 10 a.m. until 5 p.m. and can be reached at (914) 632-3300.

Current GDC communities include Riverbend in Peekskill, N.Y.; The Fairways at Wallkill (N.Y.); Harbors at Haverstraw (N.Y.); Hudson Pointe in Poughkeepsie, N.Y.; Ichabod’s Landing in Sleepy Hollow, N.Y.; Marbury Corners in Pelham, N.Y.; Riverwatch at Greystone on Hudson (Yonkers, NY), Liberty at Newtown (Conn.); Ridgewood at Middlebury (Conn.), The Greens at Gillette Ridge in Bloomfield, Conn. and Quaker Green in 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-4-HOMES.

Ginsburg Development Companies (GDC), established in 1964 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-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.