

Ginsburg Development Companies

News

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**CLUBHOUSE, COMMUNITY EVENTS MAKE WINTER
LESS COLD AND LONELY AT THE HARBORS AT HAVERSTRAW**

“Bayside” condominiums nearly completed; half of homes already sold

VALHALLA, N.Y. (Feb. 15) – Community is the spice of life at [The Harbors at Haverstraw](#) when it comes to beating the wintertime blues.

The Harbors, a new community being built alongside the Hudson River in Haverstraw, N.Y., has hundreds of residents who already enjoy its clubhouse and organized social events, and a new wave of people will bring yet more life to the neighborhood this winter when the “Bayside” condominiums, which already are half sold, are completed and people start moving in.

“The clubhouse actually might be busier during the winter than the summer,” said Joyce Braun-Kutner, The Harbors’ community manager, who supervises operations and the organization of events for residents. “There seems to be more people visiting the clubhouse during the winter because they can’t be outside. Instead, they come here and literally gather around the fireplace with their neighbors.”

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The Harbors' 16,000-square-foot clubhouse features a social room with overstuffed chairs and couches, card tables, a 28-seat theater and a fitness center with a full range of exercise equipment and a half-court gymnasium. Outdoor pools are open during the summer. Kutner and her full-time staff organize a regular stream of events and parties for The Harbors' residents. The community's busy social calendar features weekly movies in the theater, Thursday-night poker games, a bagel-and-potluck breakfast the first Saturday of every month and groups such as book and knitting clubs.

"People can feel isolated during the winter because it's harder to travel and folks tend to stay indoors," said Kutner. "But The Harbors' clubhouse is just a short walk from everyone's home, so even if it's cold outside people can dash over to the clubhouse and hang out with their neighbors, watch a movie or exercise in the fitness center. There are some people who you see here almost every day."

The parties frequently have a seasonal flavor, seizing on holidays such as Halloween or the Fourth of July. The events also have been used to introduce residents to local restaurants. A Father's Day party, for instance, featured a beer tasting staged by the popular Bricktown Brewery and a Cinco de Mayo fiesta catered by Gallito's, a popular Mexican restaurant in Haverstraw.

"I went to the food and beer night with Bricktown Brewery and that was great," said Magda Truchan, a Harbors resident who says her condo is in "the fun building" because the clubhouse is located on the first floor. "I definitely plan to go to more of the parties in the future."

Farah and Paul Jaquith have been to almost every party at The Harbors. "We try to go to them all," said Farah Jaquith. "We had a luau, which was a wonderful time. It was another chance to meet with our neighbors and be in this resort-like atmosphere. It was great."

The Harbors, a \$500-million, master-planned riverfront redevelopment, will have more than 800 condominium townhouses and flats served by two clubhouse complexes when it is completed 10 years from now. A diverse mix of flats and townhouses ranging from studios to three bedrooms are available at The Harbors, where prices range from the low \$300,000s to more than \$1 million.

The newest building at The Harbors is “Bayside,” which has studio, one-bedroom and two-bedroom condo homes. Bayside’s flats range from about 700 square feet to nearly 1,900 square feet. Luxury features include GE Profile kitchen appliances, granite kitchen counters and marble counters in the master bathrooms. Bayside’s living rooms, dining rooms and kitchens come with hardwood floors. Some flats homes feature lofts and balconies.

“The Harbors has sold quickly because buyers recognize they are a great value at a unique location in an up-and-coming town,” said Martin Ginsburg, founder and principal of [Ginsburg Development Companies](#), the Valhalla, N.Y.-based company building The Harbors. “Our first flat building sold out quickly and we are seeing similar demand for Bayside, which isn’t even completed yet.”

Bayside’s homes all reflect the attention to detail that has made GDC one of the Northeast’s most respected builders. The kitchens come with a full complement of appliances and enough counter and cabinet space to please the most demanding chef, while master bedroom suites have abundant closets and sumptuous bathrooms.

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.

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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, N.Y.); 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.