

Ginsburg Development Companies

News

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GINSBURG DEVELOPMENT COMPANIES OPENS

38-SLIP HUDSON RIVER MARINA

AT THE HARBORS IN HAVERSTRAW

Marina, waterfront sculpture trail part of award-winning, master-planned community

VALHALLA, N.Y. (July 2) – Ginsburg Development Companies, one of the Northeast’s leading luxury home builders, announced the opening of Admiral’s Cove Marina at The Harbors, a master-planned community on the Hudson River waterfront in Haverstraw, N.Y.

“The Harbors overlooks one of the most beautiful parts of the Hudson Valley and features like the promenade and marina provide opportunities for people to rediscover the river and connect with the beautiful old towns lining its shores,” said Martin Ginsburg, founder and principal of Valhalla, N.Y.-based GDC. “There is tremendous demand for marina slips along the Hudson River and we expect to fill up soon.”

The 38-slip marina is able to accommodate boats up to 30 feet long and is offering seasonal rentals starting at \$1,500 to Harbors residents and the general public. Slips still are available for the 2007 season.

Admiral’s Cove Marina is the latest amenity emphasizing the Harbors’ beautiful location alongside the Hudson River, joining a waterfront promenade, a sculpture trail and a plaza overlooking the river.

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Anthony Ripani, a restaurateur and boat owner who lives at The Harbors with his wife and daughter, said they had eagerly awaited the opening of the marina, which is the new home of their boat, *Fageddaboutit*. The Ripanis had previously kept their boat in Stony Point, N.Y., about 10 or 15 minutes upriver from Haverstraw, and Ripani said he loves the idea of having it moored just a short walk from his home.

“It’s right in your backyard,” said Ripani. “On your day off you go to the pool, you go to your boat, you go barbecue, you go back to the pool and then you shoot across the river to Croton, which is a famous place where boaters go to hang out and tie up. It’s great!”

The Harbors is a master-planned community with a mix of townhouses and condo flats in a pedestrian-friendly, Victorian-themed setting that has won national and regional awards for its design and site planning. When it is completed, The Harbors will have nearly 800 homes served by two clubhouse complexes with pools, fitness centers, social rooms and small general stores selling sundries and food. Prices start in the \$200,000s for well-appointed condo flats and in the \$500,000s for the two- and three-bedroom townhouses.

The Harbors has received a number of prestigious awards. The National Association of Home Builders gave The Harbors seven 2006 “Nationals” awards, including national citations for Best Master-Planned Community, Best Landscape Design for an Attached Community, and Best Sales Environment. The Harbors also received a “Best of American Living” award from the NAHB for the Best Community Recreation Building or Clubhouse.

Ripani said he’s quickly come to love The Harbors’ resort-style living, which includes organized social events and games at a clubhouse with a gym, fitness center, sauna, game room, and social room. The weekly poker game at the clubhouse has become a regular part of Ripani’s routine, and his wife is taking yoga classes at the neighborhood’s half-court indoor gymnasium.

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Ripani has started using The Harbors' fitness center, which he said has helped offset not having to work in the yard or shovel snow. "Having the maintenance taken care of is great. I'm too lazy now," Ripani said with a laugh. "I use the gym and other facilities as much as I can."

Information about the Admiral's Cove Marina and residences at The Harbors is available through The Harbors' sales office, which is open seven days a week from 10 a.m. to 5 p.m. and can be reached at (845) 786-5600.

Current GDC communities include AVANT Chelsea (New York City); Riverwatch at Greystone (N.Y.); Riverbend in Peekskill, N.Y.; Harbors at Haverstraw (N.Y.); Hudson Pointe in Poughkeepsie, N.Y.; Marbury Corners in Pelham, N.Y.; The Fairways at Wallkill (N.Y.); 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-4466.

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.