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BAYSIDE CONDOMINIUMS

CLOSE TO SELLING OUT AT THE HARBORS AT HAVERSTRAW

Only 13 of 70 luxury condominiums still available for purchase

VALHALLA, N.Y. (Dec. 10) – Interest from buyers of all ages seeking the best in resort-style living and an easy commute by ferry has quickly resulted in a near sellout at Bayside, the popular new condominium building at The Harbors at Haverstraw.

The residents of Bayside's one- and two-bedroom condominiums enjoy a beautiful location in one of the Hudson River's most scenic areas and benefit from one of the region's best amenities packages. The spa-style amenities and maintenance-free living have attracted people ranging from twentysomething professionals to empty nesters, and the last 13 of Bayside's 70 luxury condominiums are still available for purchase.

“There has been tremendous demand for condominiums at The Harbors, particularly from young people, and we expect to sell Bayside's final residences very soon,” said Martin Ginsburg, founder and principal of Ginsburg Development Companies, the Valhalla, N.Y.-based firm building the award-winning neighborhood.

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Ginsburg Development Companies: Brisk sales at Bayside: 2

“With prices starting in the high \$300,000s, condominiums at The Harbors are perfect for young, first-time buyers,” said Ginsburg, noting that roughly 80 people aged 35-and-under already live in the Bayside building. “These young people are busy and appreciate The Harbors’ maintenance-free living and conveniences that include an on-site fitness center and commuter ferry service to downtown Manhattan. Our younger buyers also appreciate having downtown Haverstraw with its shops, bars and restaurants just a few minutes away. It’s a taste of the city here in the suburbs.”

Heather Pomeranz, a 21-year-old personal trainer and student who moved into the Bayside building earlier this year, said she has enjoyed living near people her age. “There are a lot of young couples,” Pomeranz said. “On my floor alone there are a few in their mid-20s, so it’s nice. We know each other. We call ourselves the Bayside family.”

The Harbors is a unique master-planned community with a mix of condominiums and townhouses (which start in the high \$400,000s) in an attractive, pedestrian-friendly setting featuring a waterfront promenade and sculpture trail. Roughly 500 people live in the 240 residences that have been sold at The Harbors to date, giving the feeling of a well-established neighborhood where people know each other well.

When it is completed, The Harbors will have nearly 800 residences served by two lifestyle centers and shops selling food and sundries. Restaurateur Buzzy O’Keeffe, one of New York City’s most famous restaurant owners, plans to open a catering hall and restaurant at the northernmost end of The Harbors in 2009, bringing a new level of fine dining to Haverstraw’s fast-growing roster of respected eateries.

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Ginsburg Development Companies: Brisk sales at Bayside: 3

The Harbors' residents enjoy the Hudson Valley's best amenities package, with activities and facilities for people of all ages. The lifestyle center features an elegant gathering room, a game room with card tables, a billiards table and a 28-seat theater with stadium-style seating with surround sound. The fitness center has a half-court gymnasium, an exercise room with cardio and weight equipment, locker rooms and a spa with saunas and private rooms for massages and beauty treatments by appointment.

Outdoor amenities include a pool, lap pool and kiddie pool, kayak launch, marina and docks for visiting boaters. A ferry dock provides commuter service to downtown Manhattan, the Ossining Metro-North station and Yonkers.

Life at The Harbors is about having fun and meeting your neighbors. Residents enjoy a steady stream of events such as weekly movies, barbecues, yoga classes and presentations by local artists and historians organized by The Harbors' full-time concierge and activities staff.

"I go to the planned activities," said Pomeranz. "I went to the potluck breakfast, which was awesome. I got to meet a lot of my neighbors."

Beautiful landscaping and architectural details such as whimsical lighthouse-themed lights are found throughout The Harbors, helping win praise from national and local construction trade groups. 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.

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Ginsburg Development Companies: Brisk sales at Bayside: 4

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.); Hudson Pointe (Poughkeepsie, 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 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-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.