



IDG's Briarcliff Manor holds preview tour of model

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Hundreds of area residents were on hand as The Club at Briarcliff Manor, a new \$350 million fee-for-service Continuing Care Retirement Community under development, hosted its second annual Backyard Barbecue for village and county officials, neighbors and future residents of the new senior community.

The event included a special preview tour of one of new model residences in the Information & Design Center under construction on the site. Matthew Phillips, founder and CEO of Integrated Development Group (IDG), which is developing The Club at Briarcliff Manor, toured the construction with village mayor William Vescio and Laurence Gottlieb, Westchester County's director of economic development. They also toured the new eight-acre ballfield that will be given to the community as part of this intergenerational community. Three model residences and the Information & Design Center are scheduled to open this fall. A formal dedication ceremony for the new ballfield is also planned for the fall.

"We are very pleased at the progress of construction of this new senior living community which is generating excitement throughout the area. The concept of gracious retirement living that we are creating at The Club has been very well received by the public," said Phillips. "We are also excited about the beautiful new ballfield that is nearing completion. This will be a valuable addition to the Village's excellent recreational facilities," he said.

"We are delighted to see The Club at Briarcliff Manor begin to take shape on this historic and important property. We look forward to the grand opening of the model residences this fall as well as the dedication of the new Village ballfield," said Mayor Vescio. "We would also like to thank The Club and IDG for hosting this annual Backyard Barbecue. This is a great event for our community," he said.

"We must stop Westchester's retired 'Snow Birds' from evolving into permanent 'Go Birds', because we are losing too many seniors to other parts of the country," said Gottlieb. "The Club is a great example of addressing basic needs - such as housing and job creation - while tackling a far greater purpose, which is creating an attractive, active community for Westchester's vital senior population. This is what economic development is all about."

Located on a 59-acre wooded site overlooking the Hudson River where once stood the famed Briarcliff Lodge resort hotel and later the King's College campus, The Club at Briarcliff Manor will feature 325 Independent Living residences in two "villages," world-class amenities and services and a 60-unit Supportive Living Center where a licensed and professional staff will provide assisted living, memory support and skilled nursing care on-site 24 hours a day.

Amenities will include a full-service spa and salon; multiple dining venues; a state-of-the-art fitness center; Aquatics Center with heated indoor pool and whirlpool; Lodge Room with social space; outdoor tennis courts; private library; multi-media business center with wireless Internet; surround

sound theater; 24-hour security; and extensive walking trails.

The Upper Village will feature Tudor-style buildings with 288 spacious one and two-bedroom residences. A Clubhouse will include the Aquatics, Spa and Fitness Center. Also included, a complete Supportive Living Center that features wellness care, assisted living, memory support and skilled nursing services.

The Lower Village will consist of 24 townhomes and 13 free-standing villa homes designed for today's active adult lifestyle with first-floor master suites, attached two-car garages and an optional elevator. The townhomes and villas will enjoy views of the pond and large meadows. Perkins Eastman and Sullivan Architecture are the architects for the community.

Services included in the monthly service fee are: concierge; interior and exterior maintenance, utilities, multiple dining venues; weekly housekeeping and flat linen services; valet parking; regularly scheduled transportation to shopping and medical appointments, and educational, social and cultural events. Entrance fees for residences, which are 90% refundable, will start at \$599,900. Monthly fees for amenities and services are projected to start at approximately \$3,190.

The Club at Briarcliff Manor is conveniently located a short 45-minute ride from Manhattan by Metro North Railroad.

IDG is developing The Club at Briarcliff Manor in partnership with the National Electrical Benefit Fund (NEBF), a Washington D.C. based pension fund with over \$10 billion in assets. IDG, in partnership with the National Electrical Benefit Fund, is also developing 850 Lake Shore Drive, a \$150 million senior living community, preserving this historic building along Chicago's north Lake Shore Dr.