



## **Horizon Group's Monarch at Ridge Hill: Part of 1.3 million s/f mixed-use "New Urbanism" development focused on an eco-friendly green lifestyle**

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Rising over 81 acres is a 1.3 million s/f mixed use development slated to embody a forward-thinking concept of residential living called "New Urbanism." The model is one that encourages an eco-friendly green lifestyle that is not reliant on cars, and where residents' daily needs can be met within walking distance of their homes. When the project is complete, 1,000 residents will have easy access to 12 blocks of retailers, restaurants and grocers. A shuttle will transport residents to a local Metro North station, where they can be at Grand Central Terminal in 28 minutes.

The community will be composed of four high-rise towers, known as Monarch at Ridge Hill, and house 500 residences. Phase one of the project, near completion, consists of 12 stories plus a penthouse level and 162 units. Residents are expected to begin moving in by the spring.

Building amenities include 24-hour concierge, wine cellar, Residents Lounge, business center with WiFi, library and children's playroom. In the 25,000 s/f Monarch Atrium, residents can sunbathe and take a swim in the outdoor pool equipped with cabanas, do a few laps in the indoor pool, play tennis, basketball, and work out in a two-story gym with running track.

The 21st century need for environmentally friendly features are being integrated with modern and stylish design. To minimize energy consumption, efficient natural gas heating and cooling will be controlled by individual thermostats; in addition, continuously filtered air and 24/7 bathroom and kitchen exhaust will enhance indoor air quality and comfort.

"Monarch offers a lifestyle that is the wave of the future - a pedestrian-friendly neighborhood in which everyday needs including entertainment, shopping and recreation, can be met right at home," said David Marom, president of the Horizon Group, the project's developer. "This is a significant achievement for the northeast."

A short walk along landscaped walkways will bring residents to an open-air plaza that resembles a village green where they will find 12 blocks of shopping, restaurants and entertainment. Tenants will include Lord & Taylor, Orvis, L.L. Bean, Sephora, Whole Foods, The Cheese Cake Factory, Brio Tuscan Grille and a 12-screen Cinema De Lux multiplex. Westchester's Ridge Hill will also be home to WESTMED Medical Group, a large multi-specialty group practice which is slated to open in this year.

The retail, restaurant and commercial components of Ridge Hill are being developed by the Forest City Ratner Cos. Andres Escobar and Associates designed the interiors. The project has applied for the silver Leadership in Energy and Environmental Design (LEED) certification from the U.S. Green Building Council.

The on-site Sales Gallery is located at One Ridge Hill Rd. Monarch is being marketed by Houlihan Lawrence. The Sales Gallery is open by appointment Thursday through Monday.

