



Sales begin for 228-unit sponsor homes redesigned by MJH Birchwood

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The Towers at Water's Edge, a private waterfront community in the upscale Bay Terrace neighborhood of Bayside, began sales for an unprecedented number of redesigned homes not seen in the Bayside market in more than 30 years. The development partner, MJH Birchwood LLC, reached a 25% sold milestone on these sponsor residences in just 12 weeks on the market.

"I grew up in this neighborhood," said Myles Horn, principal of MJH Birchwood. "The evolution of Bayside has been incredible, and it's thrilling to be revitalizing The Towers at Water's Edge, a resort-style development that is so prominent in the community's landscape."

Redesigned by Lawrence Shapiro, president of Lawrence M. Shapiro, Inc., in conjunction with Freyer Collaborative Architects, The Towers at Water's Edge features interiors by Gail Horn Designs and Patrick Sheeran of Design Promotions. MJH Birchwood's 228 sponsor residences throughout the 832-unit development range in size from 600 s/f to more than 1,400 s/f, and span three adjacent buildings. The residences feature functional and spacious layouts, many with walk-in closets and dual terraces. Residences are available for immediate occupancy.

"The average price for a three-bedroom Manhattan co-op is more than \$3 million, and residences at The Towers at Water's Edge are going for approximately a quarter of the cost, with many of the same amenities and finishes found in Manhattan," said Barry Brandt, director of sales and marketing for MJH Birchwood.

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