



Rosen celebrates grand opening of Philips Harbor townhomes

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Shown (from left) are: Mamaroneck Village mayor Thomas Murphy; Philips Harbor developer Michael Rosen; Mamaroneck town supervisor Nancy Seligson and Westchester County Real Estate director Gary Friedman.

Mamaroneck, NY area officials joined builder Michael Rosen for the grand opening of Philips Harbor, a collection of contemporary designed townhomes overlooking the harbor.

“Philips Harbor is ideal for today’s sophisticated buyers who are looking for a luxuriously appointed townhome that has spectacular water views, top-of-the-line finishes and walkable to one of Westchester’s finest downtowns. Philips Harbor offers the best of suburban living with a fresh urban vibe,” said Michael Rosen, developer of Philips Harbor, speaking at a ribbon-cutting ceremony held November 17 and attended by town and village officials. Philips Harbor is located on the site of the former McGuire’s Restaurant which closed in the early 2000s.

Philips Harbor features seven townhouse residences each with 3 bedrooms and 3½ bathrooms, ranging from 2,972 s/f to 3,256 s/f. Each of the 4-level residences has its own elevator and oversized private terraces overlooking the harbor.

Located on Delancey Ave., Philips Harbor is close to downtown restaurants, shops, Metro-North station and Harbor Island Park, a 44-acre recreational park with an exceptional small boat marina.

When Rosen acquired the vacant property the prior owner planned to build 15 units. He chose to build only seven townhomes in order to maximize the harbor views. “To me it’s all about the views. I felt this site demanded an approach that takes full advantage of the water views,” he said. Rosen noted that today’s home buyers are moving toward the more contemporary design featured at Philips Harbor. “No one in the Westchester market is building townhomes with the unique and exciting design we created at Philips Harbor,” he added.

The residences at Philips Harbor are designed by Wade Allyn Hallock, a Miami based designer who has been designing homes for some of today’s top celebrities in both the movie and music industry.

His work has been shown in Elle Decor, Miami Luxury, Florida Design and Cultured.

The exteriors have an innovative contemporary design not typically seen in the Westchester market. The modern and stylish interiors have open, flow-through floor plans, 10½ foot-high living room ceilings and floor-to-ceiling windows that provide stunning views of Mamaroneck Harbor and Harbor Island Park.

The open concept gourmet kitchens feature custom Italian wood grain-style cabinetry, white and Calacatta Quartz countertops, backsplash and island, and chef inspired Viking and Subzero appliances along with complementary wine cooler. The great room is bathed in sunlight from the expansive floor-to-ceiling sliders and windows.

White oak floating stairs behind a wall of glass lead to the top floor master suite which features spacious walk-in closets and silver travertine tiled spa bathrooms complete with large steam shower, radiant heating, sculptural free-standing soaking tubs and private commodes. Each master bedroom suite also includes a gas-powered fireplace. Heating and cooling systems are controlled via Wi-Fi enabled Nest thermostats and LED lighting is throughout the residences. Each residence includes a 2-car garage along with additional exterior parking.

Rosen is a Westchester native and third-generation builder, developer and manager of real estate who has spearheaded dozens of development projects over the past 34 years both in Westchester County and Florida. Most recently in Westchester, Rosen is jointly developing a 96-unit luxury apartment complex within the Village of Mamaroneck.

Houlihan Lawrence is the exclusive marketing and sales agent for Philips Harbor.

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