



## **Beechwood Org. begins pre-sales for Saratoga Springs development**

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Saratoga Springs, NY The Beechwood Organization has commenced sales for its new Oak Ridge community development. The Beechwood Org., led by Michael and Steven Dubb, plans 53 new homes in phase two of the 150-acre residential community.

Integral to the allure of the neighborhood, where homes and streets are designed to look like Old Saratoga, are 90-acres of dedicated open space. Residents enjoy manicured grounds with mature trees, a central green with gazebo and fountain, and a nature trail linking Oak Ridge to acres of adjacent woodlands conserved by Saratoga County.

Michael and Steven Dubb, company principals, are committed to building the new homes in a traditional design and in sync with the unique charm of Oak Ridge and Saratoga. The Beechwood Organization has completed over 65 communities and 7,500 homes in New York State since its founding in 1985.

Michael Dubb, an avid horseman who began visiting Saratoga as a teen, is also one of the State's leading thoroughbred owners and a champion for the welfare of backstretch workers and their children. In 2001, Dubb donated and constructed a day care center at New York's Belmont Park, known as Anna House, for the children of the backstretch workers. He is currently working on construction of a similar day care facility at Saratoga Race Course to be completed in 2021.

"From quality of place to quality of life, there is so much to enjoy about Saratoga. Those who aspire to own at Oak Ridge will discover the location is a true gem. Their new homes will be nestled in a quiet and preserved natural setting just minutes from the vibrant downtown, recreational destinations and travel hubs. We're delighted to build beautifully designed homes for seasonal or year-round enjoyment in one of the most desirable parts of Saratoga Springs," said Michael Dubb.

Home designs will reflect the fine detailing and craftsmanship in keeping with the aesthetic of Old Saratoga and existing homes in the community. Several designs of homes are offered for each of the three types of homesites — Carriage, Woods and Ridge — which vary by location and lot size.

Carriage homes, on lots up to one-third of an acre, feature large front porches and rear drive/garage entries to maintain the beauty of the streetscape. Homes range in size from 2,200–3,200 s/f with open floor plans, spacious living areas and high ceilings, 4-5 bedrooms and 3.5 - 4.5 baths that can be personalized.

Woods and Ridge estate homes, many of which back on to a wooded preserve, are on lots up to one-acre. Homes range in size from 3,000 s/f to over 6,000 s/f with gourmet kitchens, spacious living areas, full basements, high ceilings and up to six bedrooms and 5.5 baths with floorplans that can be customized.

Oak Ridge is located 2.6 miles from Saratoga Race Course, less than one mile from Saratoga National Golf Club and is just minutes to downtown Saratoga and Saratoga Lake. Saratoga is conveniently accessible by car, train or plane. New York City is a 2.5-hour drive or 3-hour train ride along the scenic Hudson River via Amtrak at Penn Station. Montreal and Boston are a 3-hour drive. Albany Airport is a 30-minute drive.

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