



Biddle Real Estate Ventures and PCD Development's The Daymark has 25% of residences under contract

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Sleepy Hollow, NY In just over two months since sales launched for The Daymark along the banks of the Hudson River, more than 25% of the residential property's 100 new-construction condominium residences are under contract, according to the master development team of Biddle Real Estate Ventures (BREV) and PCD Development.

New York City residents are drawn to The Daymark over traditional single-family homes elsewhere for its neighborhood lifestyle evolving within the larger Edge-on-Hudson community and surrounding Village of Sleepy Hollow.

Karen Stroub, broker/owner of Corcoran Legends Realty, LLC, which has five offices in Westchester County and has facilitated multiple sales at The Daymark, emphasized the property's distinctive position as a rare offering in the marketplace.

"It's difficult to find new-construction waterfront properties in today's market, and everyone wants to be on the water," said Stroub. "Years ago, most people preferred private one-acre-plus lots, but the wish list has shifted to the water and to be in a convenient, walkable location surrounded by dining, retail, and transportation. The Daymark offers that, along with modern amenities and a sophisticated elegance that our clients are looking for."

Stroub is not surprised by the velocity of sales during The Daymark's construction period. "Our clients are savvy buyers and recognize the value in pre-construction pricing and the limited availability of waterfront product," she said. "They're not entirely tied to interest rates. They're taking advantage of the ability to select their home early.

"You can see from the Sales Gallery that this will be an upscale property with top-of-the-line finishes, quality of craftsmanship and a very well-thought-out design," Stroub said. "It has a spa-like, serene feel. Even those homes that don't have a direct water view have access to the common areas and outdoor spaces which have river views. You can walk to the marina, along the riverwalk, to restaurants, and to the train station. It is very desirable."

The Daymark is the first building to be located directly along the water within the Edge-on-Hudson mixed-use community. With architecture and interior spaces imagined by New York City-based COOKFOX Architects, The Daymark combines its natural surroundings where a new waterfront park and pedestrian walkway. The Daymark will also introduce Edge-on-Hudson's first waterfront restaurant.

Peter Chavkin, managing member of Biddle Real Estate Ventures, said, "We're delighted to see The Daymark resonating with buyers and the brokerage community who appreciate its distinctive lifestyle appeal. The strong pace of sales underscores the enduring allure of waterfront living and our continuous efforts to seamlessly blend sophisticated residential design, shops and dining with the surrounding landscape, crafting a Manhattan-style living experience infused with the serene charm of a suburban retreat."

Jonathan Stein, founder and managing director of PCD Development, said "It's exciting to see our vision come to life as construction progresses. The proximity of the property to the waterfront park and the stunning Hudson River views are truly unparalleled for a condominium community in Westchester County."

Currently at 4 Lighthouse Landing, with construction led by Houston-based Hines serving as development manager for the project, The Daymark features one-, two- and three-bedroom homes, as well as townhome-style residences with private maisonette entrances and stoops. Multiple balconies, terraces, patio access and loggias promote indoor/outdoor living and provide views of the Hudson River, Sleepy Hollow Lighthouse and the Mario M. Cuomo Bridge.

The Daymark is the latest addition to Edge-on-Hudson, located 25 miles north of Manhattan, within walking distance between two Metro-North train stations (Tarrytown and Philipse Manor), providing access to Grand Central. Edge-on-Hudson is set to include 1,177 townhomes, condos and apartments; a 140-room boutique hotel; 135,000 s/f of retail space and 35,000 s/f of office space, in addition to more than 16 acres of new parkland. Construction is also underway on a 30,000 s/f DeCicco & Son's market.