



FILE NO. 619-2019

City of Cleveland
Frank G. Jackson, Mayor

Mayor's Office of Capital Projects
Matthew L. Spronz, Director
601 Lakeside Avenue, Room 113
Cleveland, Ohio 44114-1015
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www.cleveland-oh.gov

Mayor's Office of Capital Projects

Date: May 7, 2019

To: Development, Planning and Sustainability Committee
Municipal Services and Property Committee

From: Matthew L. Spronz, Director
Mayor's Office of Capital Projects

Re: Request for Review and Approval of the Plat of West Nineteen
Subdivision Phase 2

Location: Between Abbey Avenue and Mill Street

Ward: 3, Councilmember, Kerry P. McCormack

PROJECT DESCRIPTION

See Attached

Should you need further assistance with this matter, please contact Greg Esber of our Surveys Staff at (216)-664-2460. Thank you.

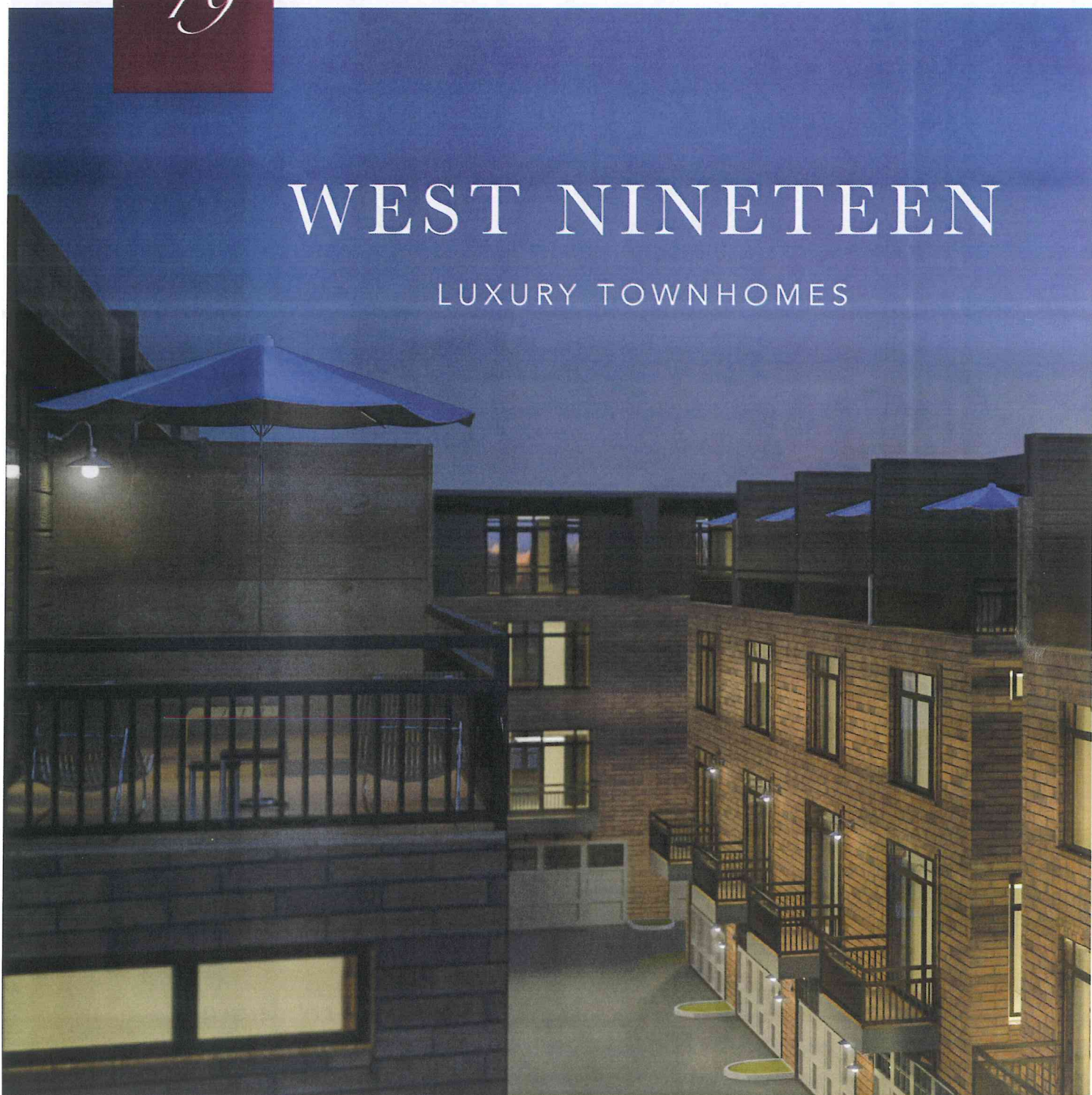
MLS/gje

Cc: Richard Switalski, Administration Bureau Manager, Division of Engineering & Const
Greg Esber, Plats and Surveys Section

19

WEST NINETEEN

LUXURY TOWNHOMES



WEST 19TH STREET T, CLEVELAND, OHIO

WWW.KNEZ.NET



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West Nineteen blends classic and modern design with traditional brick elegance that reflects and respects the history of the neighborhood. Tucked away in a quiet cul-de-sac, yet with access to it all, West Nineteen is a sanctuary away from the City bustle.



WEST NINETEEN

INTRODUCING THE NEWEST COMMUNITY IN DUCK ISLAND, FEATURING AN INTIMATE COLLECTION OF LUXURY RESIDENCES.

Located in the historic Duck Island neighborhood of Cleveland, West Nineteen is a new community of luxurious townhomes mixing contemporary and classic row architecture. Nestled conveniently between the coveted Tremont and Ohio City neighborhoods, this one-of-a-kind community is just minutes to the world class dining, culture and employment centers of downtown Cleveland and is walkable to the restaurants, coffee shops, shopping and amenities that dot the neighborhood.

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WEST NINETEEN





LIVING SPACE



Enjoy luxury living in the relaxed main floor great room, with open floor plans, large windows, high ceilings, abundant light, ideal for entertaining friends and family.

Your new eco-friendly home features the finest standards, aesthetics and well-appointed design finishes available. The residences will be constructed to sustainable standards using high-quality, lasting materials. Architectural details and modern construction methods enhance each individual townhome.





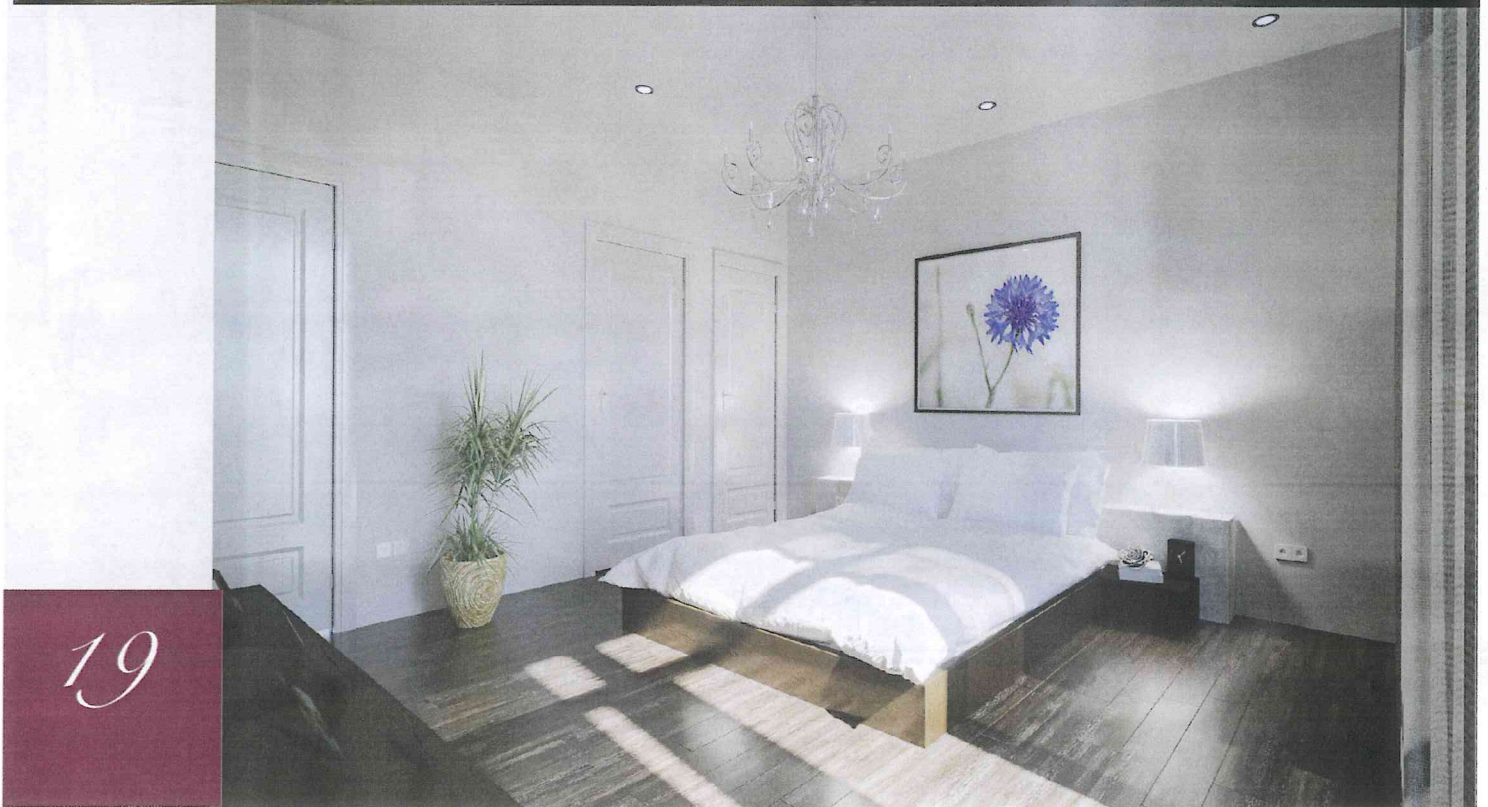
KITCHEN



Each kitchen is finished with the highest quality materials. Indulge your guests in this premium entertaining space, or simply enjoy your cup of morning coffee.

- Open plan kitchens
- Aristocraft 42" cabinetry
- Soft close drawers
- Elegant granite counters
- Kitchen Aid Stainless steel, Energy Star® appliances
- Moen® fixtures





MASTER SUITES

Escape to your own retreat with our luxurious master suites. Oversized windows invite sunlight to flood rooms with natural light.

Soothe your mind and spirit in a spa-like bathroom

- Top of the line fixtures
- Elegant stone counters
- Double vanities
- Walk-in tiled showers
- Glass shower enclosures





OUTDOOR LIVING



BREATHTAKING VIEWS

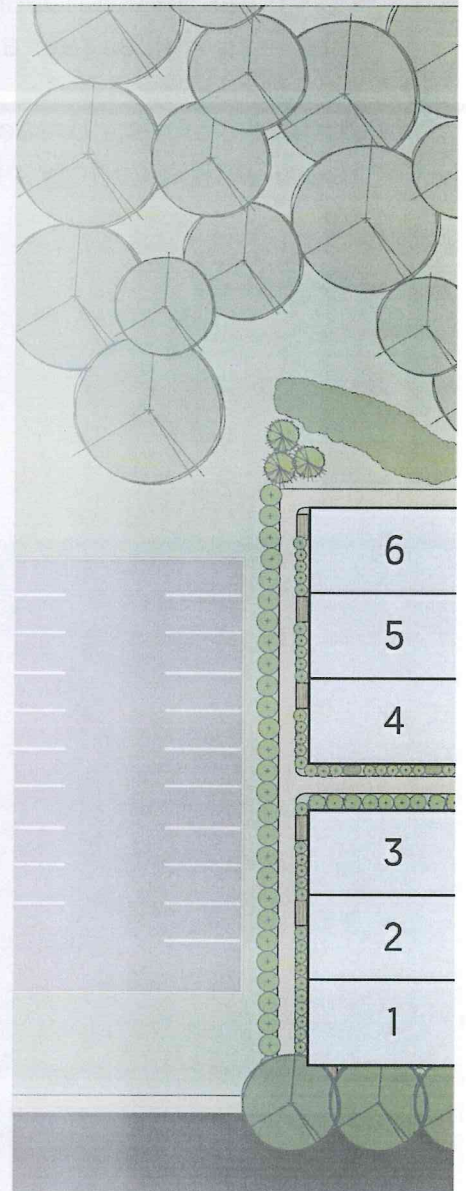
To patio-minded urban dwellers, the luxury of outdoor living is second to none and this feature at West Nineteen is unparalleled. Each town-home has an abundance of outdoor space—with a balcony off the living area – as well as rear and front facing rooftop decks.

An entertainers dream, your rooftop decks adjoin a large recreation room with a variety of floorplans to suit your lifestyle.



PRICING

1	2226sf	\$469,900
2	2226sf	\$459,900
3	2226sf	\$479,900
4	2226sf	\$479,900
5	2226sf	\$459,900
6	2226sf	\$529,900
14	2226sf	\$424,900
15	2226sf	\$419,900
16	2226sf	\$429,900



19 WEST NINETEEN

14 15 16

West 19th Street

STANDARD FINISHES

HOME INTERIOR

- Level II - Hardwood Floors throughout living areas
- Wall to Wall Carpeting in Bedrooms
- Tile Floor in Laundry
- Utility Sink in Laundry
- Wood stained stairs with Half Wall Finish
- Painted Trim Package
- Molded - 1 3/8" Solid Core Doors
- Lever Style Locksets
- Wire Shelving in all Closets
- Luxury Lighting Package

KITCHENS

- Granite Countertops
- Aristokraft Cabinetry
- 42" High Upper Cabinets
- Soft-Close Drawers & Cabinets
- Built-In Stainless Microwave Oven & Dishwasher
- Slide-in Stainless Steel Range
- Icemaker Line with Shut-Off Valve
- Deluxe Moen Faucet with Pullout Spout
- Double Bowl Stainless Steel Sink
- 1/2 HP Badger Disposal

BATHROOMS

- Tile Surround Shower in Master Bathroom
- Tile Surround Tub in Full Bathroom
- Custom Glass Door in Shower (Master)
- Aristokraft Vanities with Double Sinks in Master
- Porcelain Tile on Floor
- Granite Counters in Full Bathrooms
- Pedestal Sink in Powder Room
- Full Width Vanity Mirrors in Full Bathrooms
- Deluxe Moen Faucets
- Mansfield China Lavatories
- Exhaust Fans in all Bathrooms
- Sound Proof Insulation in Bathroom Walls

SPECIAL FEATURES

- Rooftop Deck - Azek Pavers
- Attached two Car Garage with Opener, Two Remotes & Keypad
- Exterior Frost Free Hose Bib
- GFCI Outlet at Front Garage
- 100% Energy Star Tested and Certified
- Sound Deadening Construction Practices
- One Year Builder Warranty

ENERGY

- York 95% High Efficiency Furnace
- 13 SEER Central Air Conditioning System
- 50 Gallon High Efficiency Water Heater
- Digital Thermostat
- R-21 Exterior Framed Wall Insulation
- R-10 Foundation Wall Insulation
- R-38 Ceiling Insulation
- JELD-WEN Low E/Argon Filled Windows
- Smooth Fiberglass Entry Doors

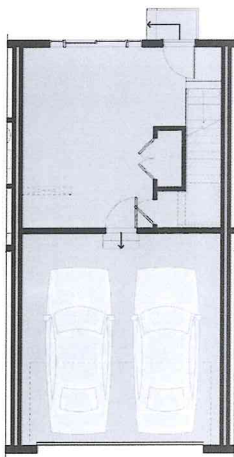
CONSTRUCTION

- 9' Ceiling Height
- Attached Two Car Garage
- Vented Soffits
- Smoke Detectors
- 200 Amp Service
- Passive Radon Mitigation System

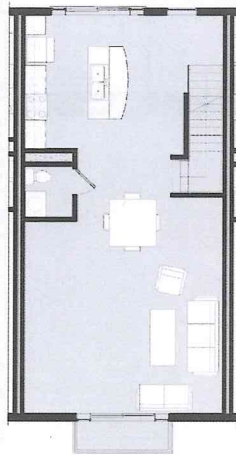
7555 Fredle Drive, Concord Township, Ohio 44077
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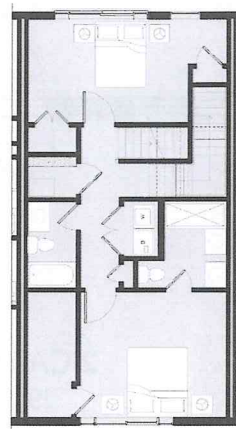
FLOORPLANS



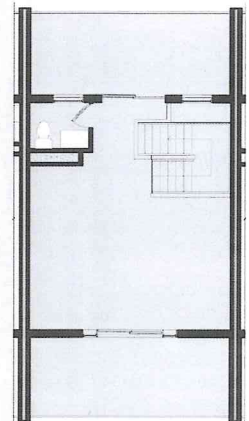
LEVEL 1
Entry / Garage



LEVEL 2
Main Living



LEVEL 3
Bedrooms

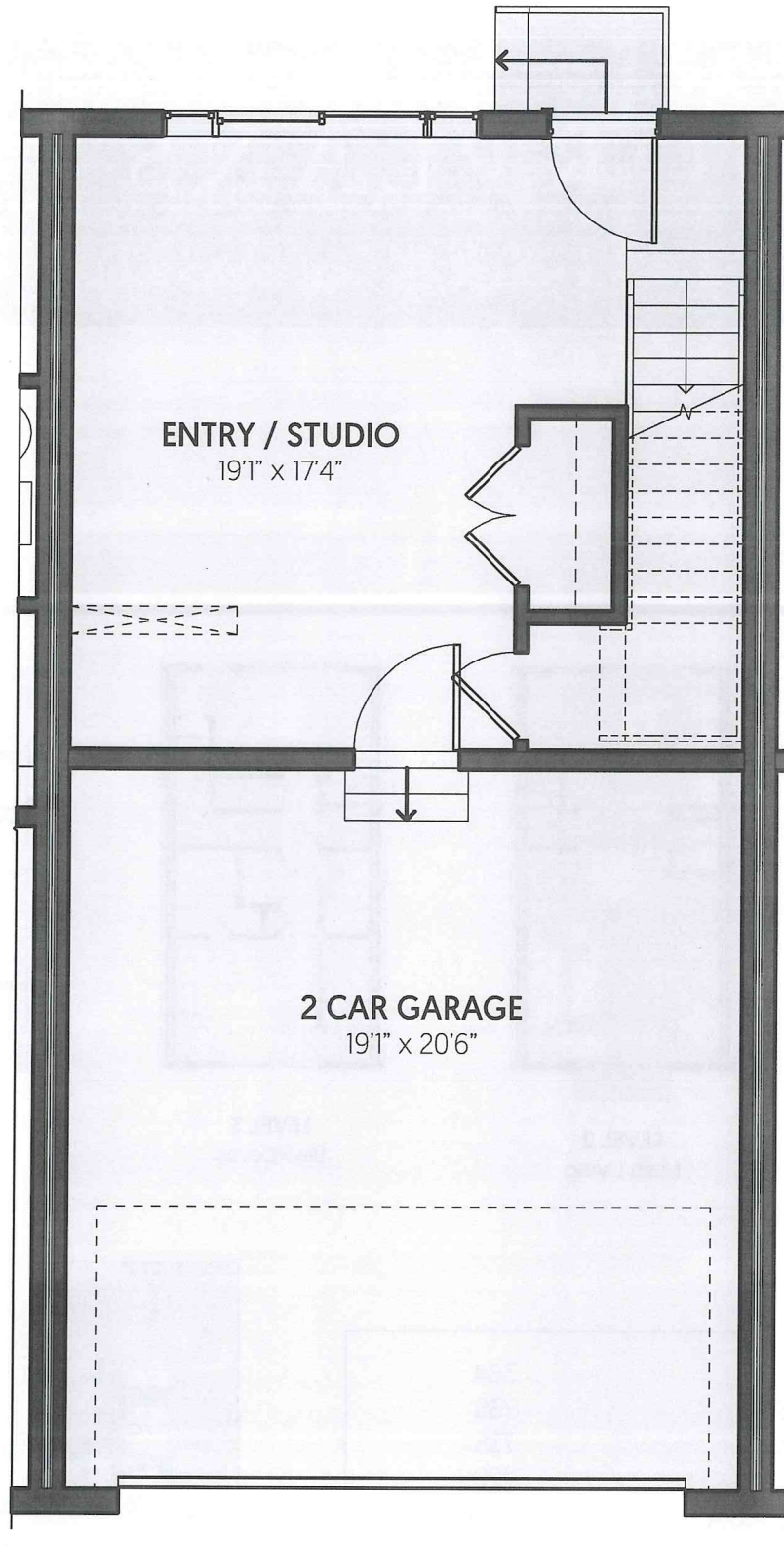


LEVEL 4
Terrace

Center Units

ENTRY LEVEL	334
MAIN LIVING LEVEL	736
BEDROOM LEVEL	736
TERRACE LEVEL	420
TOTAL SURFACE AREA	2,226



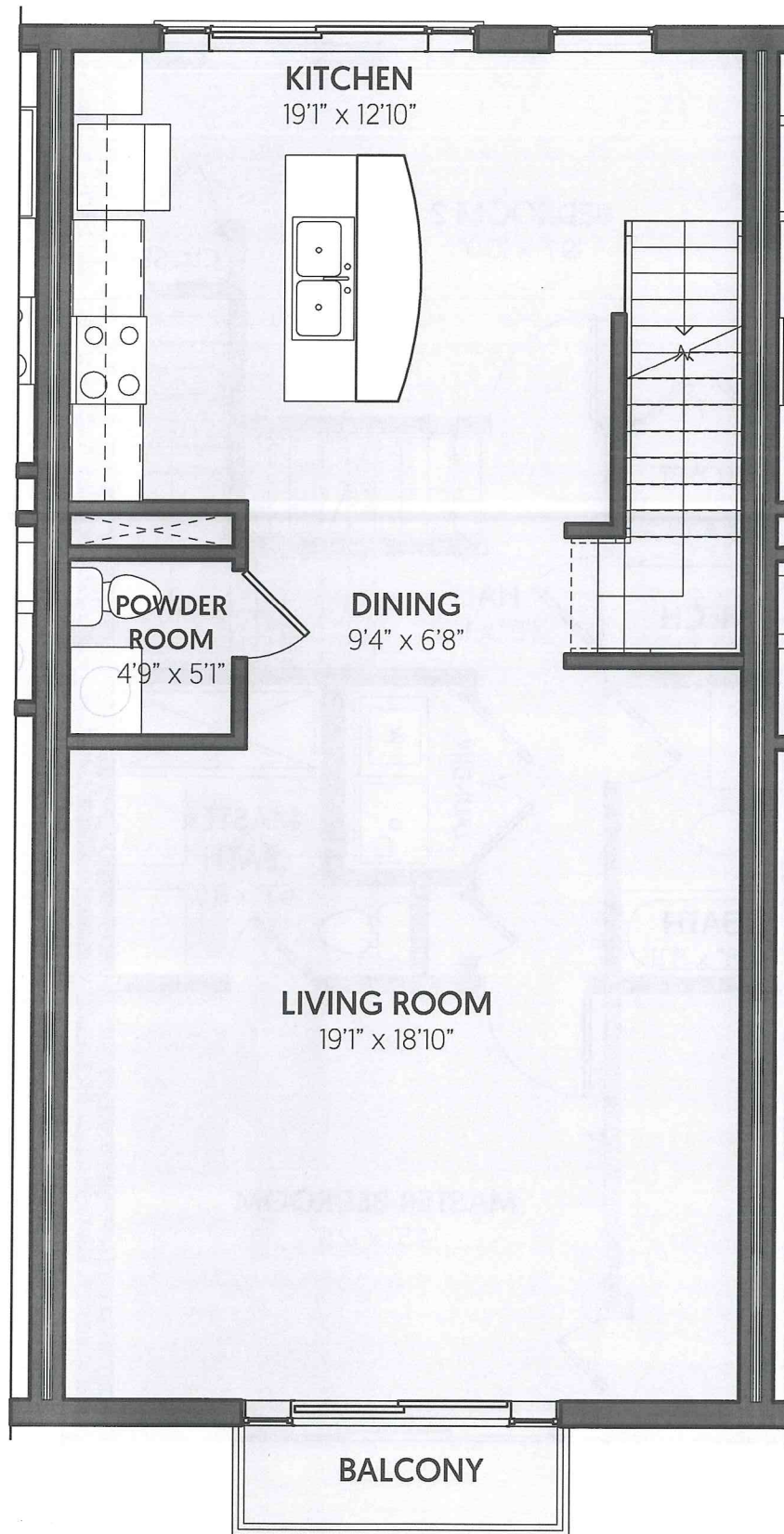


WEST NINETEEN TOWNHOMES

Regular Units Layout
1st Floor Plan



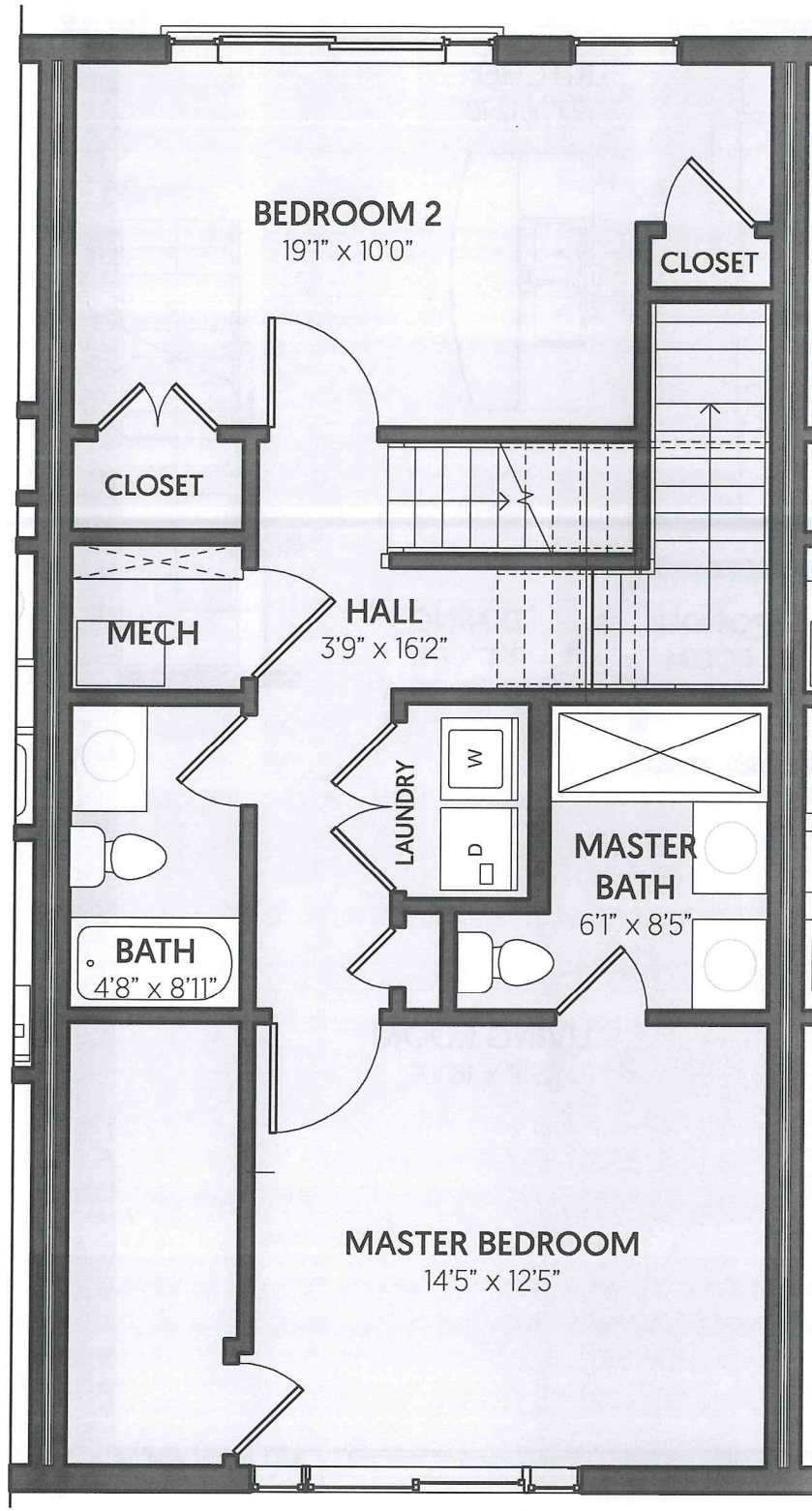
440.221.9627
info@knez.net



WEST NINETEEN TOWNHOMES

Regular Units Layout

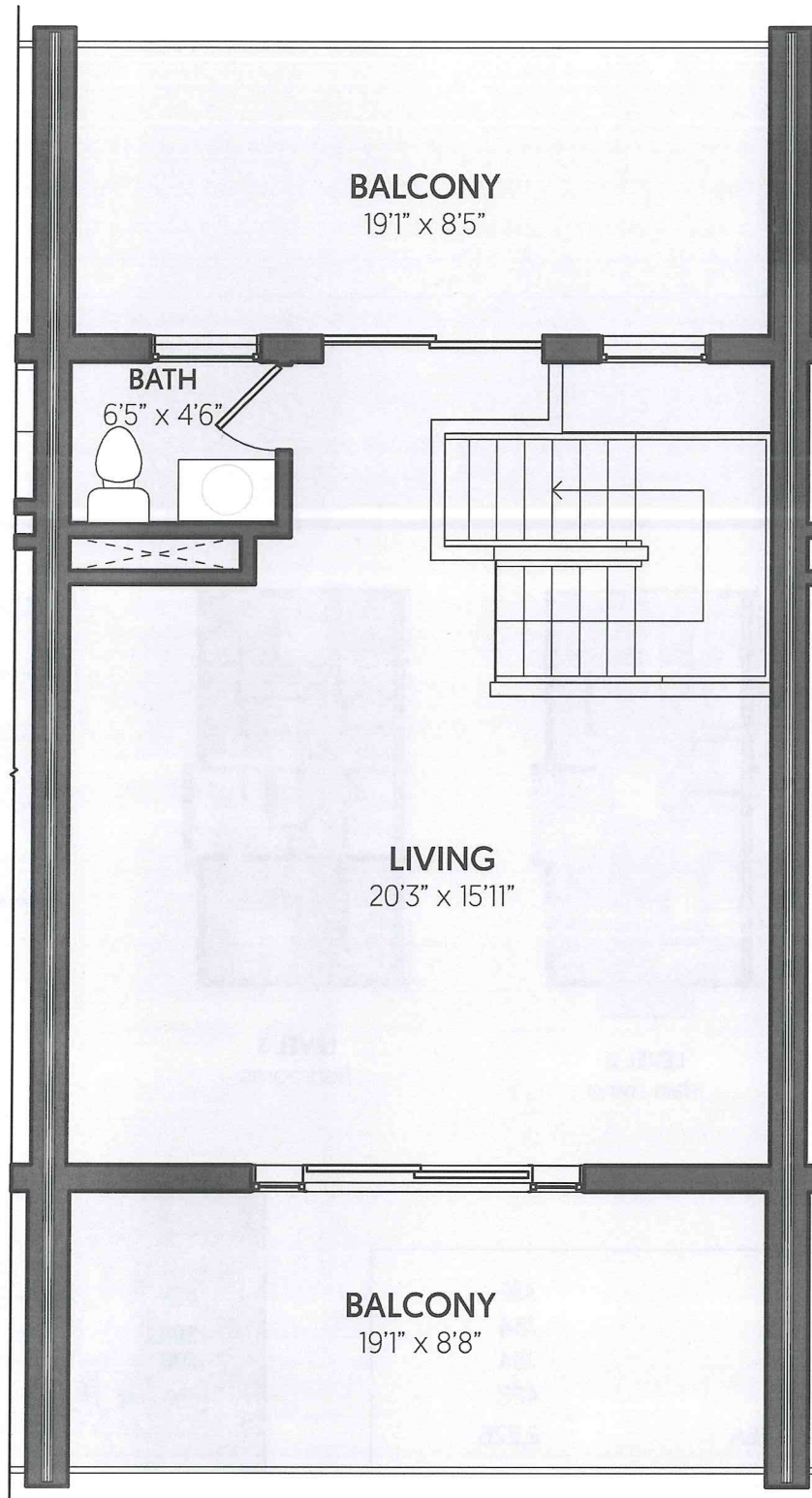




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Regular Units Layout

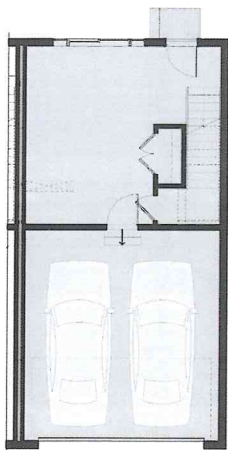




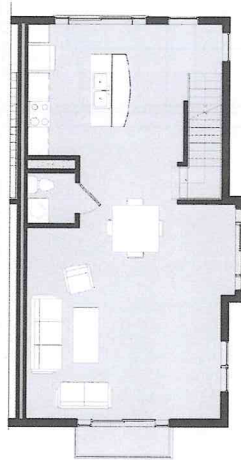
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Regular Units Layout

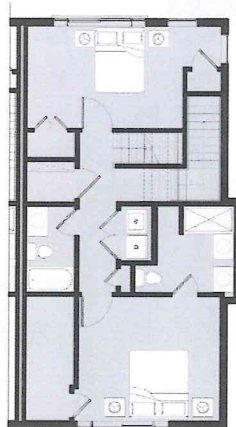




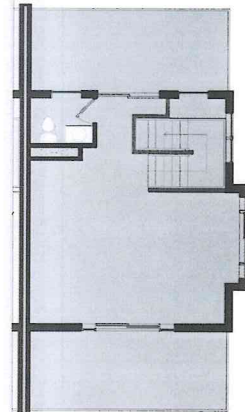
LEVEL 1
Entry / Garage



LEVEL 2
Main Living



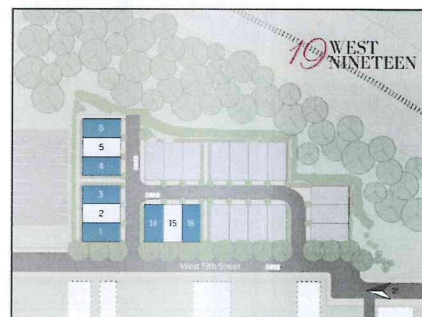
LEVEL 3
Bedrooms

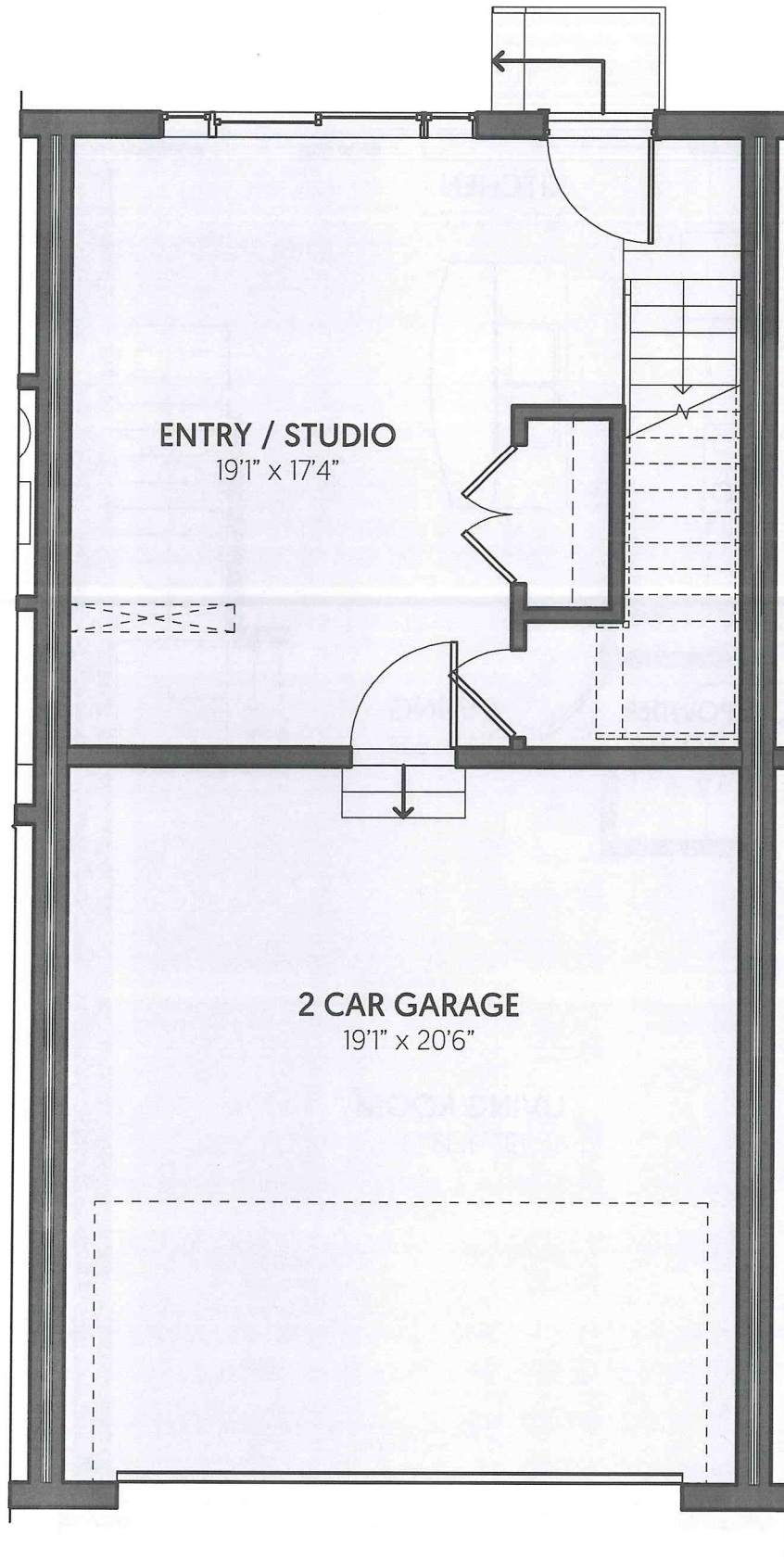


LEVEL 4
Terrace

Corner Units

ENTRY LEVEL	330
MAIN LIVING LEVEL	734
BEDROOM LEVEL	734
TERRACE LEVEL	428
TOTAL SURFACE AREA	2,226

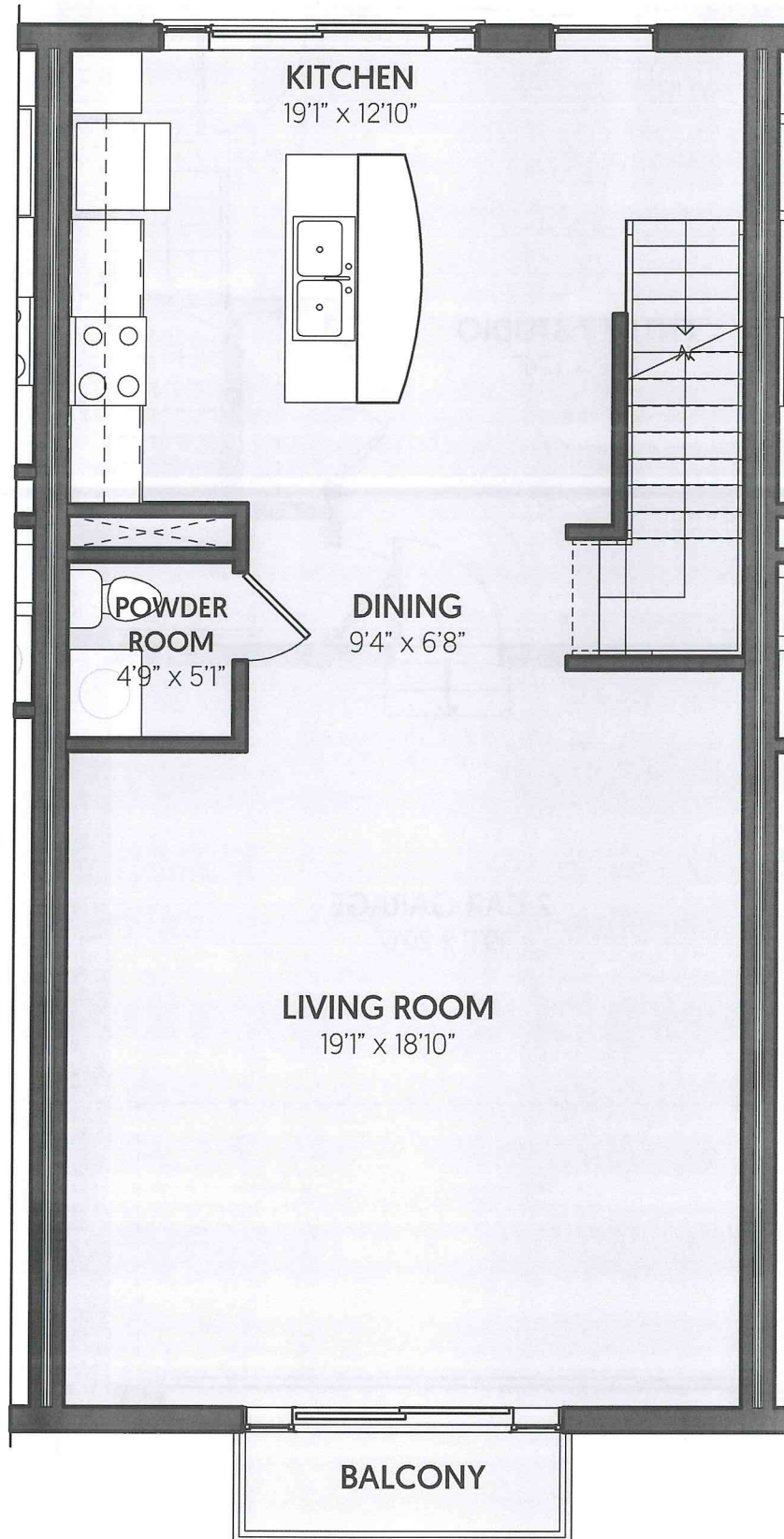




WEST NINETEEN TOWNHOMES

Regular Units Layout

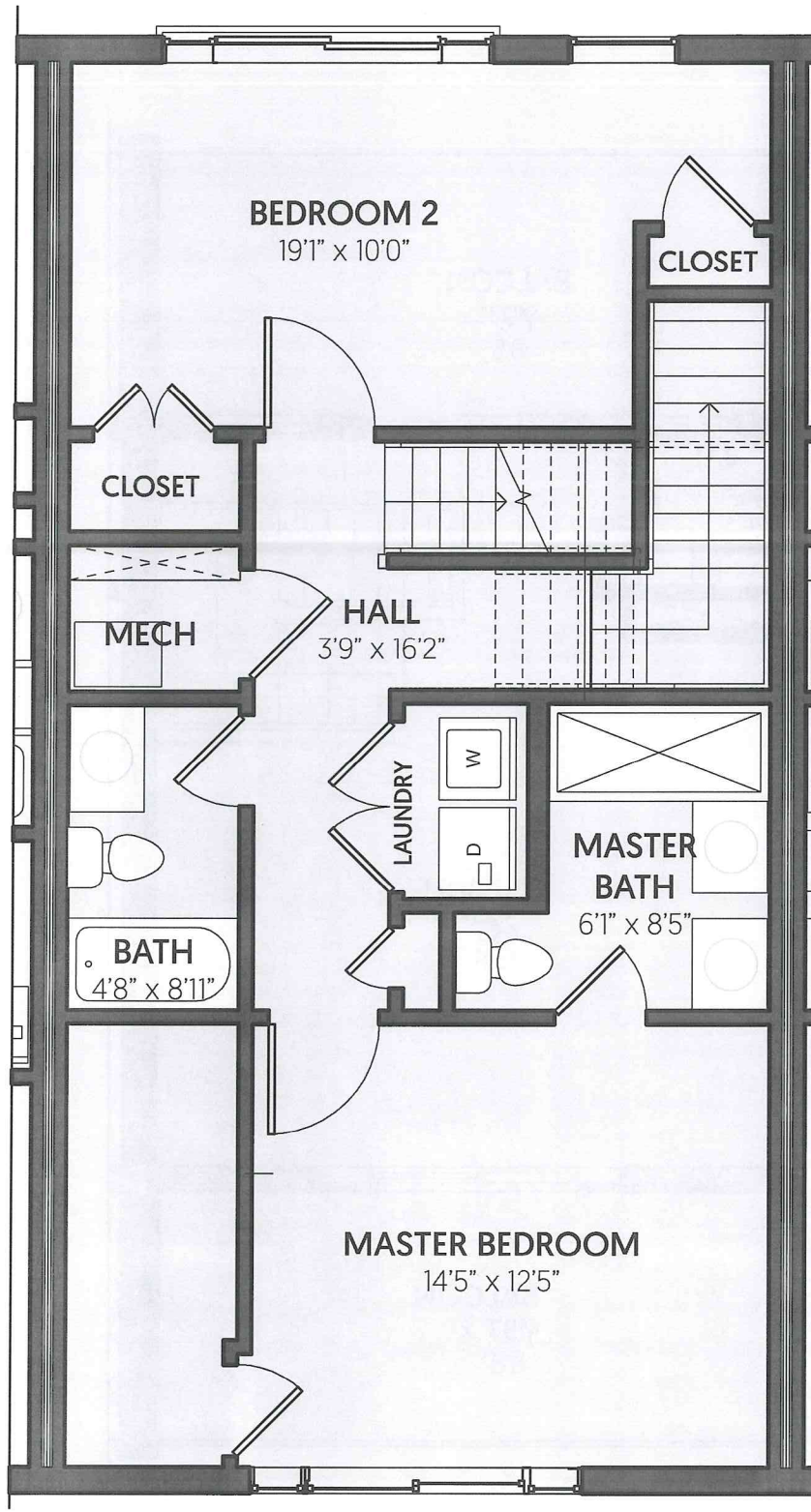




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Regular Units Layout

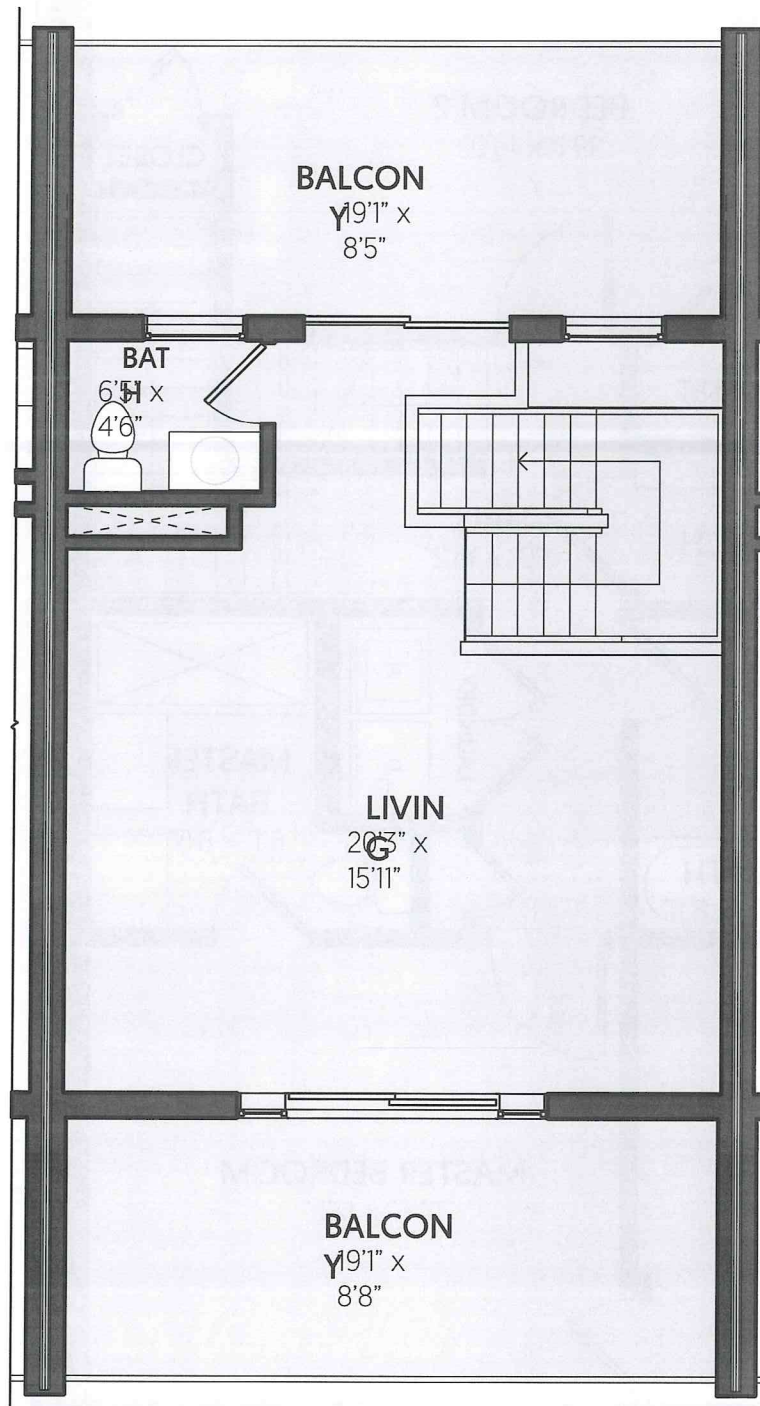




WEST NINETEEN TOWNHOMES

Regular Units Layout



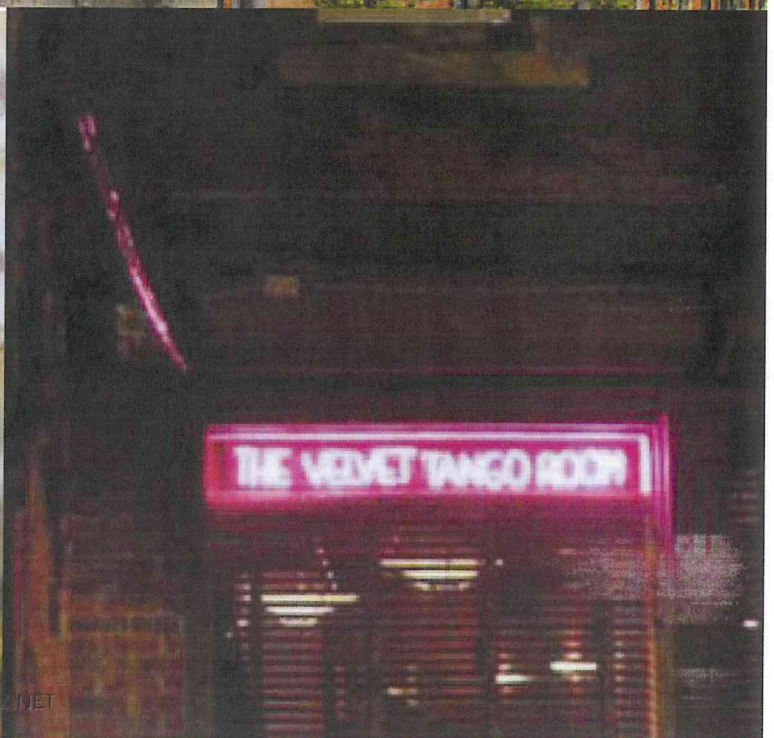


WEST NINETEEN TOWNHOMES

Regular Units Layout 4th Floor Plan



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NEIGHBORHOOD

West Nineteen is located in the highly desirable neighborhood of Duck Island – perfectly situated between Ohio City and Tremont, with downtown Cleveland a stone's throw away, across the Carnegie Bridge.

Park your car and bike or walk to any one of the award-winning restaurants, breweries or bars nearby. Shop at the West Side Market or visit The Grocery, Ohio City Provisions or the Tremont General Store for locally sourced produce, meats and delicacies.

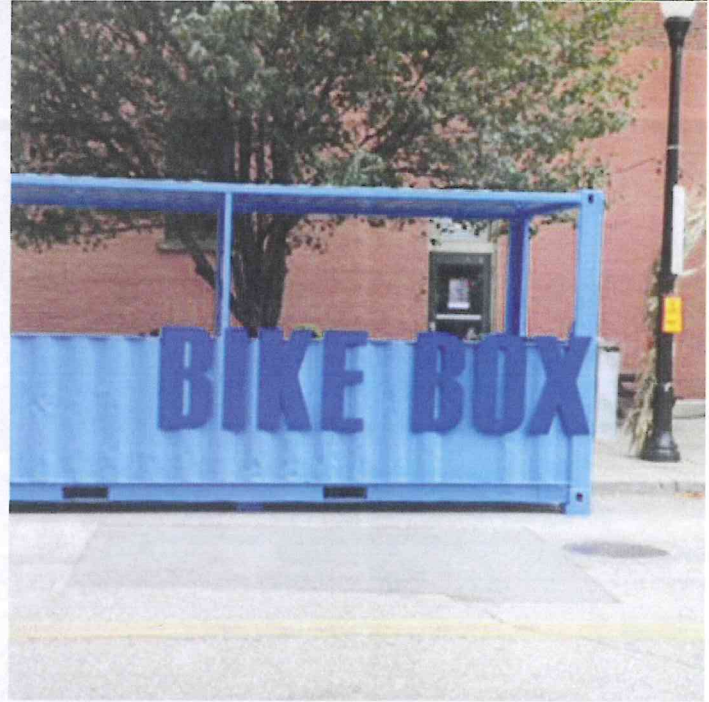
West Nineteen residents will enjoy the best that Cleveland has to offer — walkability, arts, entertainment and great dining. With easy, instant access to I90 and Downtown, you have the convenience of getting around the city quickly and effortlessly.





Duck Island is one of the most connected neighborhoods in the City of Cleveland, with nine RTA bus routes and the RTA Red Line commuter station. Cleveland Hopkins Airport is a quick ten minute ride on the commuter rail. Cleveland State University, located downtown is also easily accessible via public transportation or bike.

As with many urban communities, Cleveland has embraced cycling as a widely accepted form of transportation. Evidence of this can be seen popping up all around the neighborhood through funky street sculptures doubling as bike racks.





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