

Single family dwelling with detached two car garage

Tremont

2152 West 6th Street

New Construction. Selling Price: \$299,000

2152 West 6th Street is a contemporary townhouse designed by Novus Architects in the heart of Tremont's new home construction. The house is designed with an open first floor plan that is filled with natural light and perfect for entertaining. The third floor tower room features a roof garden and panoramic city views. Niagara Homes, Ltd and its affiliated builder XBX Building Company specialize in quality construction, high end finishes and attention to detail in design and construction. The home comes with a Home Builders Association warranty.

Location: 2152 West 6th Street, Cleveland Ohio, between University and Literary, 44113.

Special Financing: 15 year tax abatement on the new construction (taxes are assessed on land only). Below market mortgage financing available through Key BankUrban Assist program.

Kitchen: Allowance for Kitchen Cabinets as designed by Novus laminate countertops.



Master Bath: Double Vanity Maple Cabinets. Laminate countertops.

Tile: Master Bath: Floor, shower stall, tub deck. Powder Room: Floor. Living Area Fireplace: In front of hearth and surrounding firebox, guest bath floor and tub surrounds.

Lighting: \$50 per wall and ceiling fixture. Recessed lighting throughout to receive white baffle trims.

Plumbing Fixtures: Allowance for builders grade fixtures throughout. Jetted Tub in master bath

Landscaping: Finish grading, grass and limited landscaping.

Garage: Base price includes a 20x20 2 car garage.

Appliances: Dishwasher with stainless steel front. Garbage disposer included.

Interior Railings: Steel horizontal Railings at stairs.

Drywall: Flat (not textured) ceilings throughout.

Flooring: Hardwood on first floor and stairs to second floor.

Contact:

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Seller:

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Cleveland, Ohio 44110

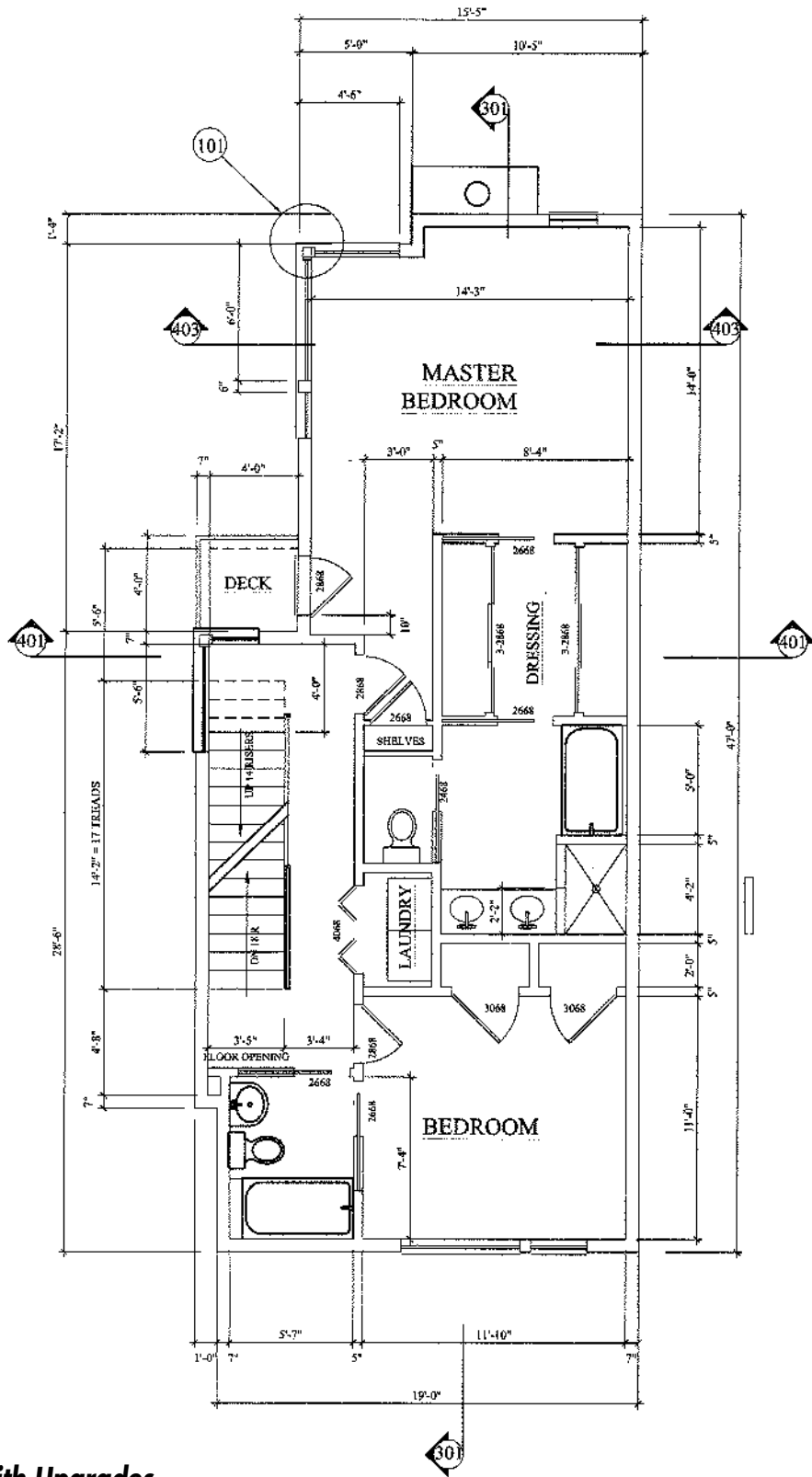
General Contractor:

XBX Building Company, Ltd.
301 Groveland Club Drive
Cleveland, Ohio 44110

Disclosure:

Michael T. McBride is a principal of Niagara Homes Limited (the seller) and XBX Building Company, Ltd. (the general contractor) and is also a licensed real estate agent with Progressive Urban Real Estate. 2.5% commission to selling broker. November 9, 2004. Subject to change by seller without notice.





Second Floor With Upgrades
2152 West 6th Street

