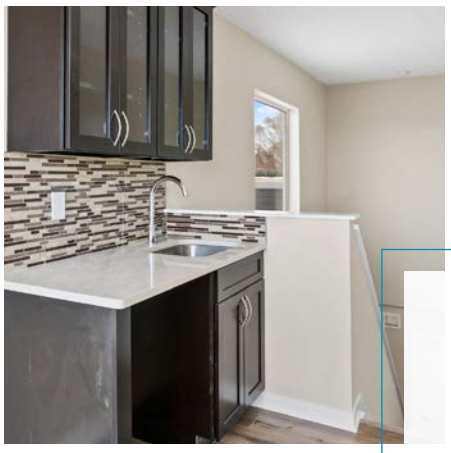
WATER STREET LOFTS

CASE DEVELOPMENT LLC
An Urban Neighborhood Development Company

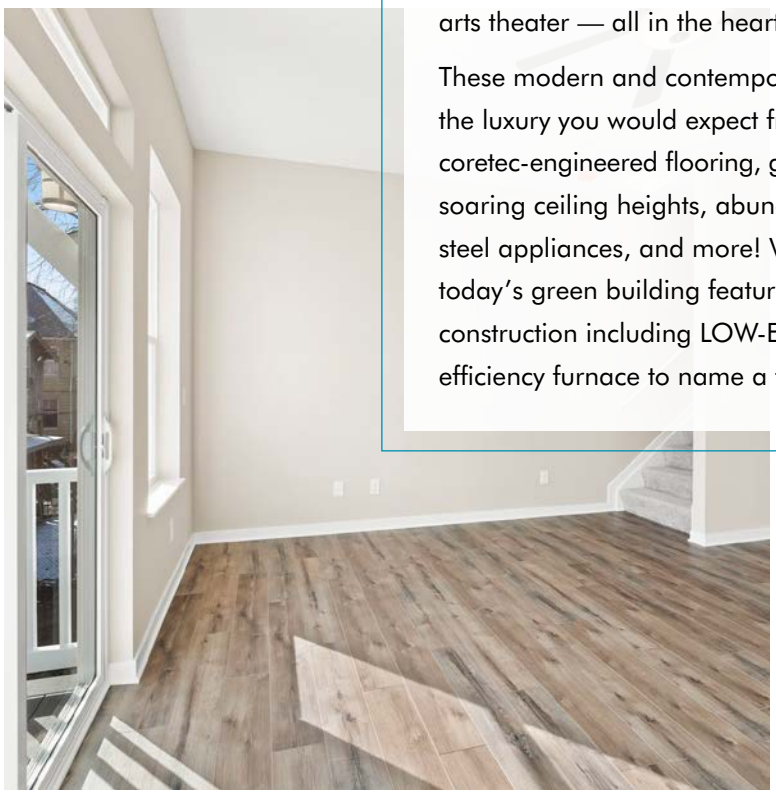
Howard Hanna
Real Estate Services



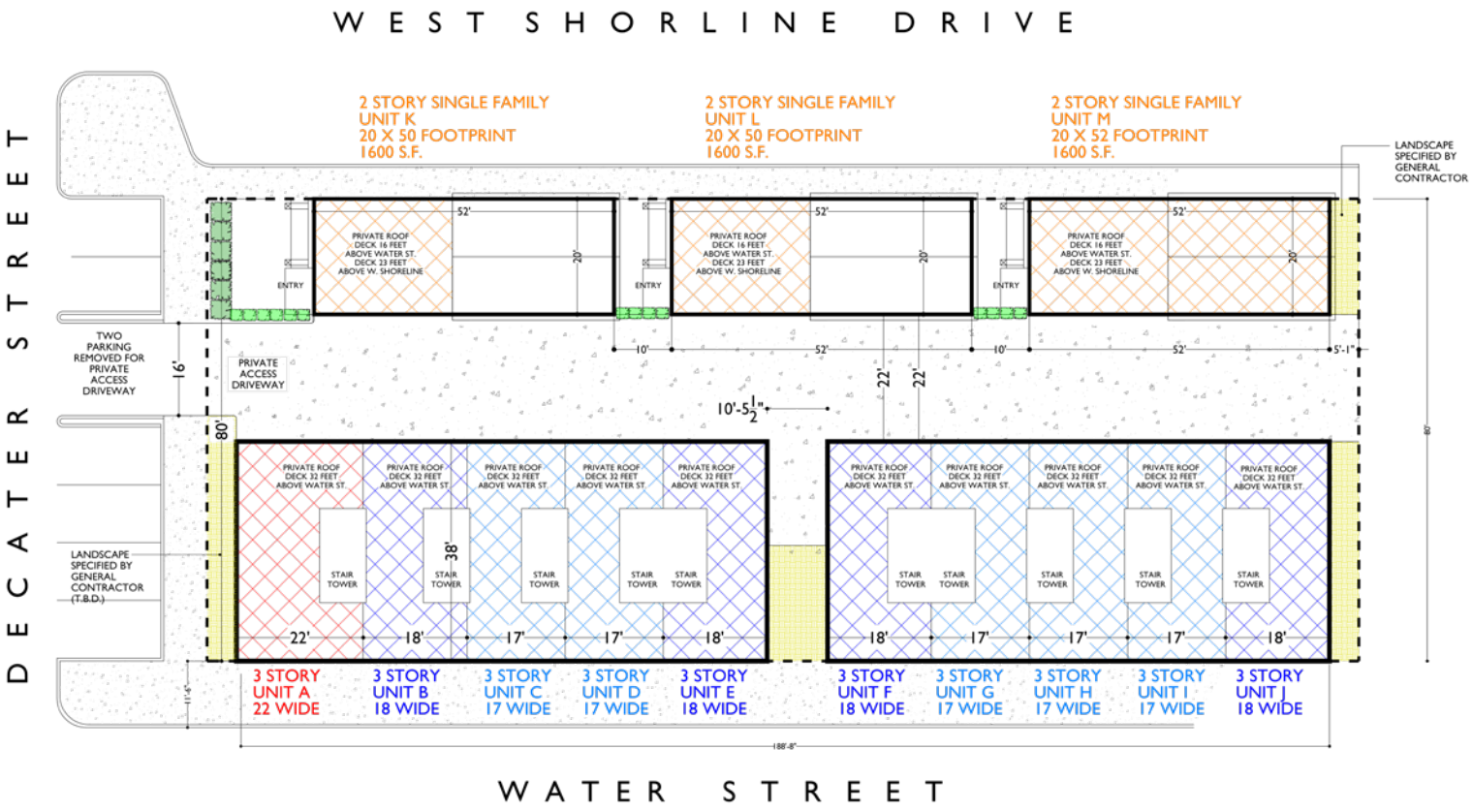
WATER STREET LOFTS

Introducing Water Street Lofts, Case Development's newest community located in downtown Sandusky on the bay! This highly-anticipated neighborhood features spacious townhomes style plans with stunning lake views — some of the best in the City! Water Street Lofts brings your next opportunity to ignite your sense of community as you enjoy being minutes from many exciting restaurants, boutiques, and performing arts theater — all in the heart of downtown Sandusky.

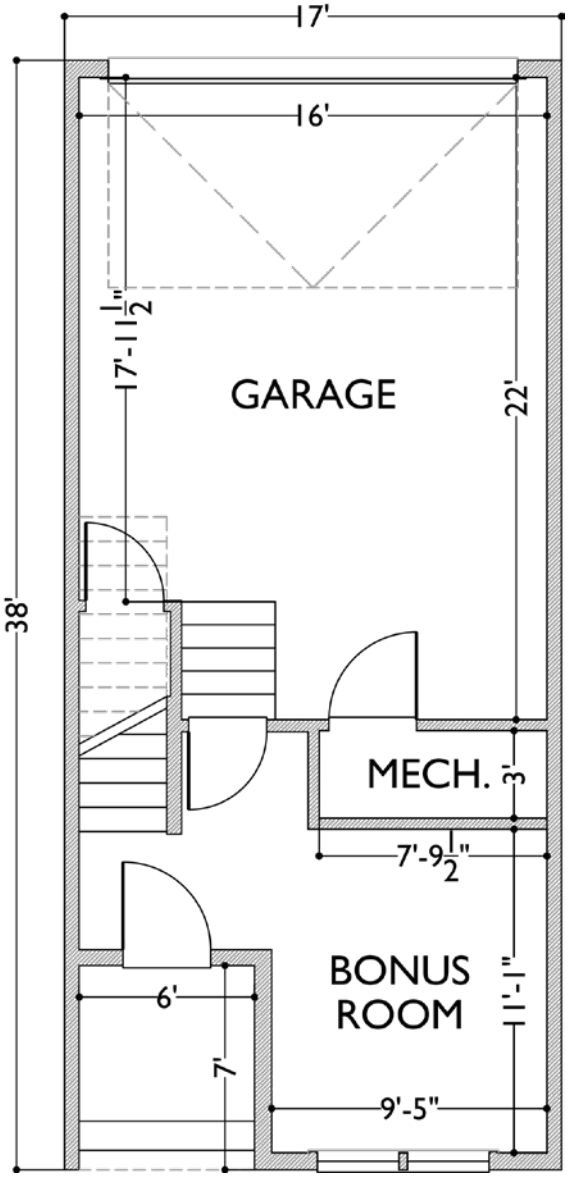
These modern and contemporary floor plans offer all of the luxury you would expect from a high end home, such as coretec-engineered flooring, granite countertops throughout, soaring ceiling heights, abundant natural light, stainless steel appliances, and more! Water Street Lofts also keeps today's green building features in mind, Energy Star construction including LOW-E windows and a 92%+ high efficiency furnace to name a few.



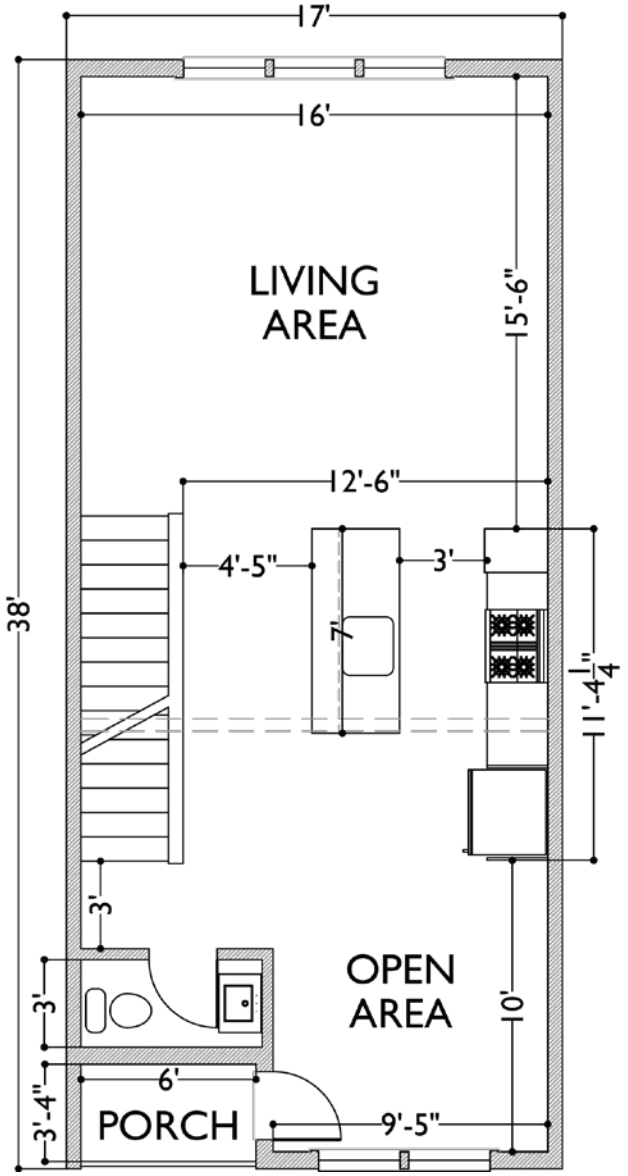
SITE PLAN


WEST SHORLINE DRIVE
DECATER STREET
WATER STREET
2 STORY SINGLE FAMILY
UNIT K
20 X 50 FOOTPRINT
1600 S.F.
2 STORY SINGLE FAMILY
UNIT L
20 X 50 FOOTPRINT
1600 S.F.
2 STORY SINGLE FAMILY
UNIT M
20 X 52 FOOTPRINT
1600 S.F.
LANDSCAPE SPECIFIED BY GENERAL CONTRACTOR
TWO PARKING REMOVED FOR PRIVATE ACCESS DRIVEWAY
PRIVATE ACCESS DRIVEWAY
LANDSCAPE SPECIFIED BY GENERAL CONTRACTOR (T.B.D.)
PRIVATE ROOF DECK 16 FEET ABOVE WATER ST. DECK 23 FEET ABOVE W. SHORELINE
ENTRY
STAIR TOWER
PRIVATE ROOF DECK 32 FEET ABOVE WATER ST.
3 STORY UNIT A 22 WIDE
3 STORY UNIT B 18 WIDE
3 STORY UNIT C 17 WIDE
3 STORY UNIT D 17 WIDE
3 STORY UNIT E 18 WIDE
3 STORY UNIT F 18 WIDE
3 STORY UNIT G 17 WIDE
3 STORY UNIT H 17 WIDE
3 STORY UNIT I 17 WIDE
3 STORY UNIT J 18 WIDE

17 ft

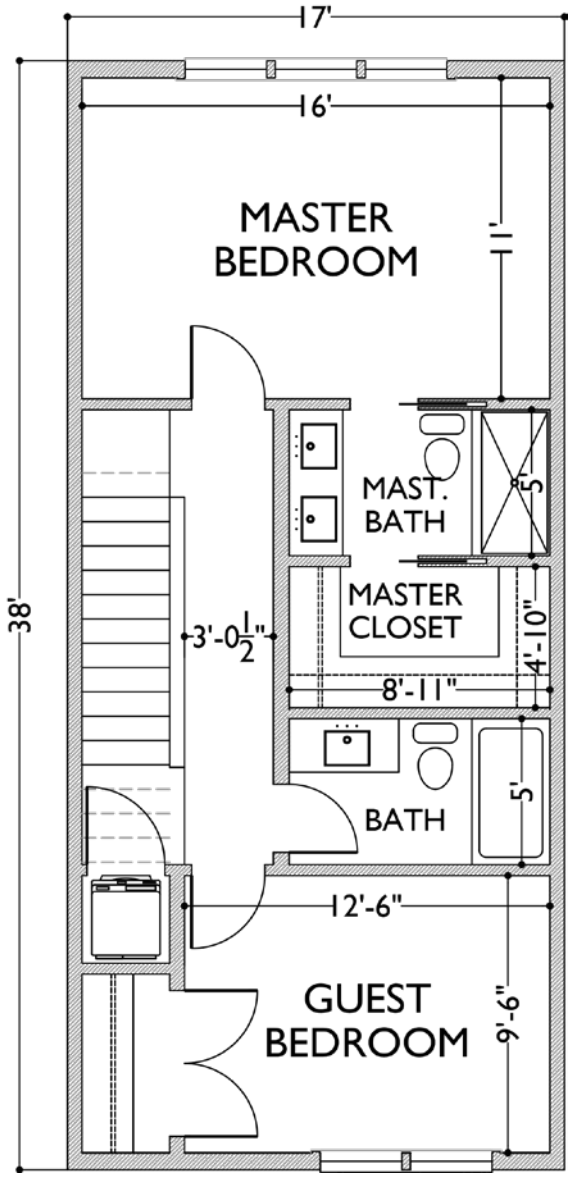


ENTRY LEVEL

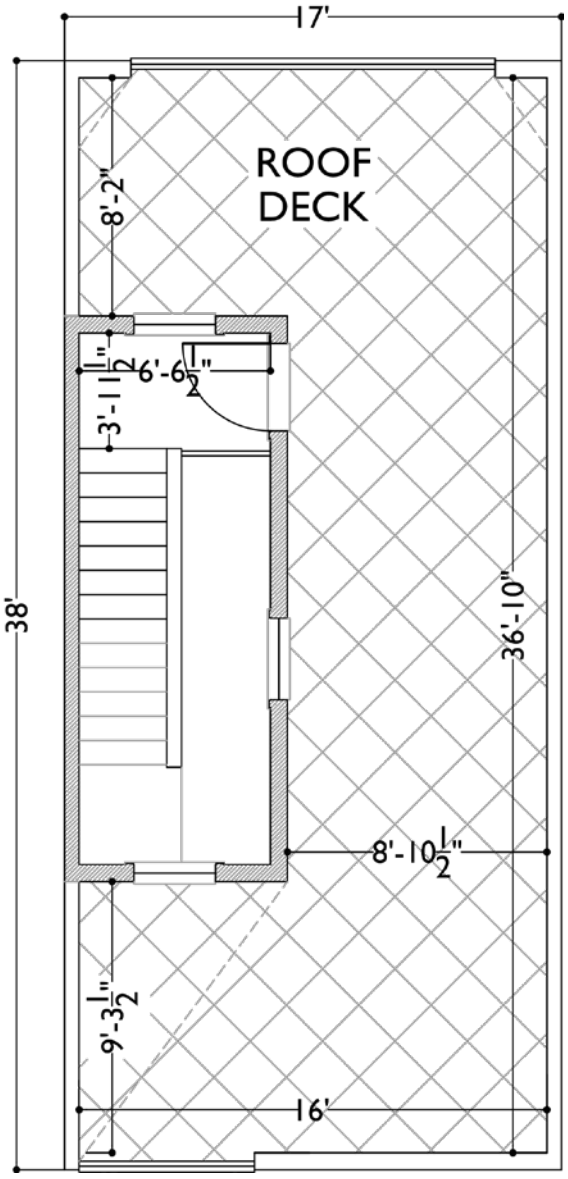


LIVING LEVEL

17 ft

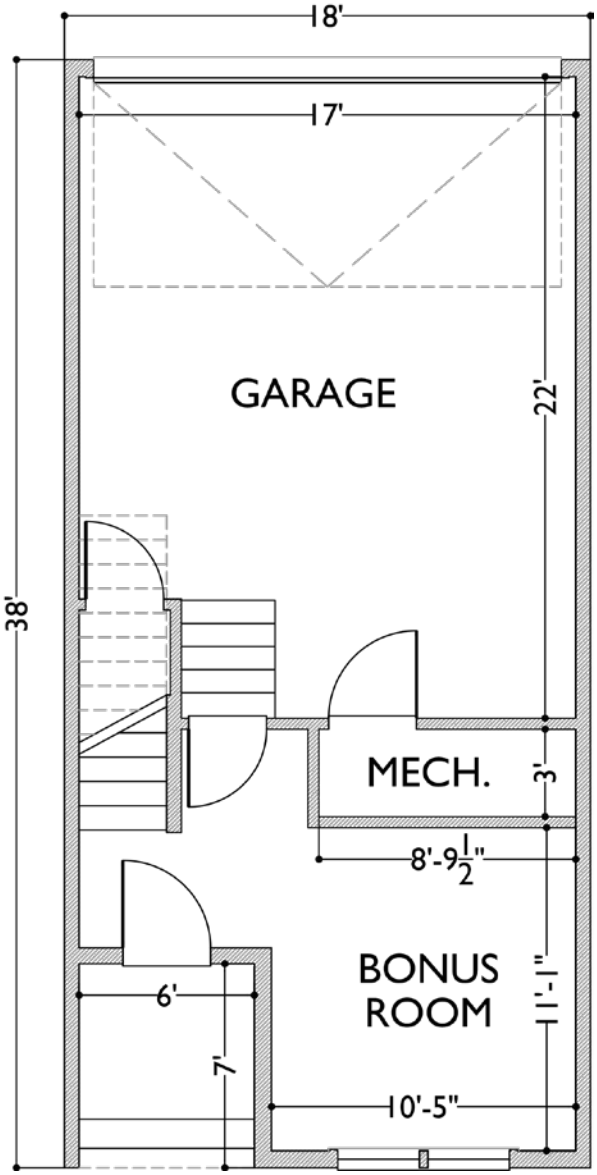


SLEEPING LEVEL

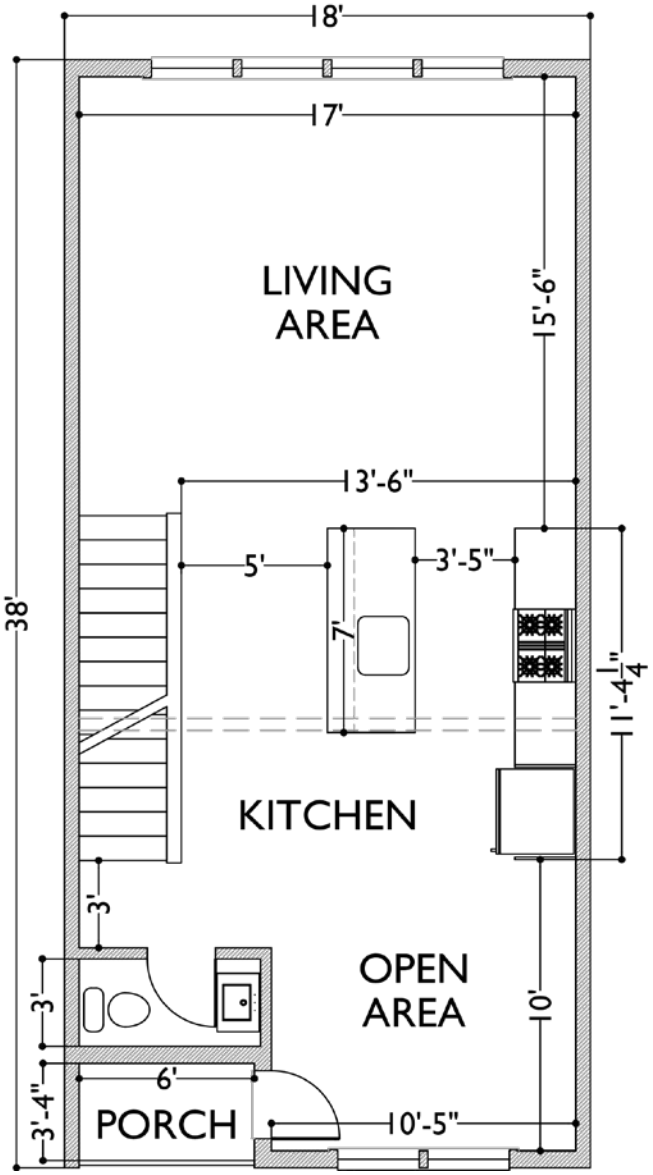


ROOF DECK

18 ft



ENTRY LEVEL



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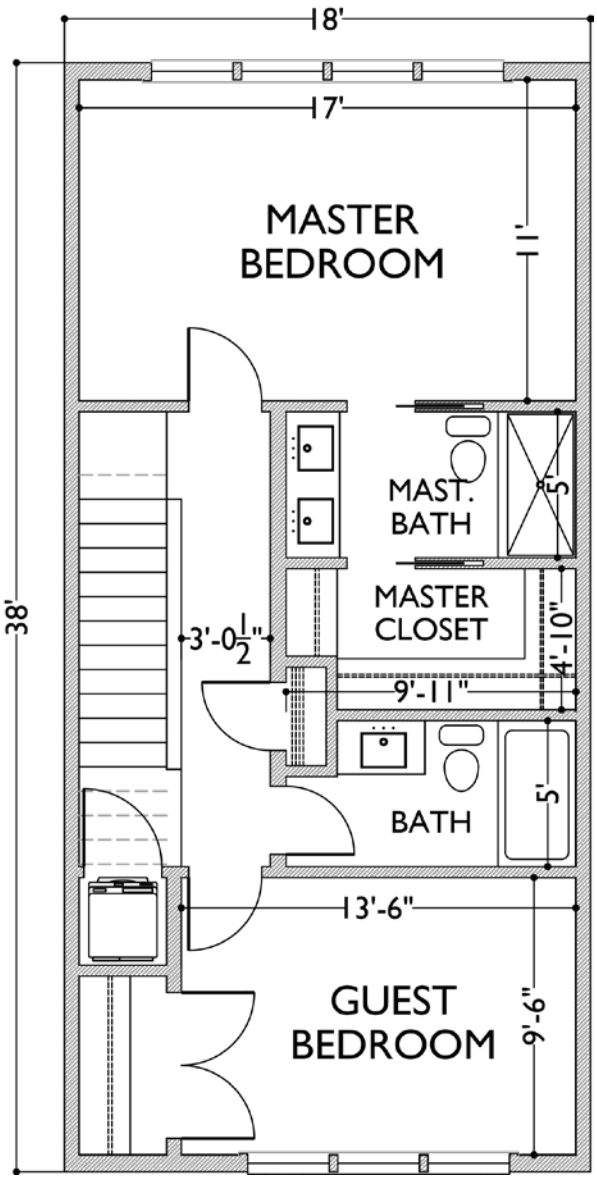
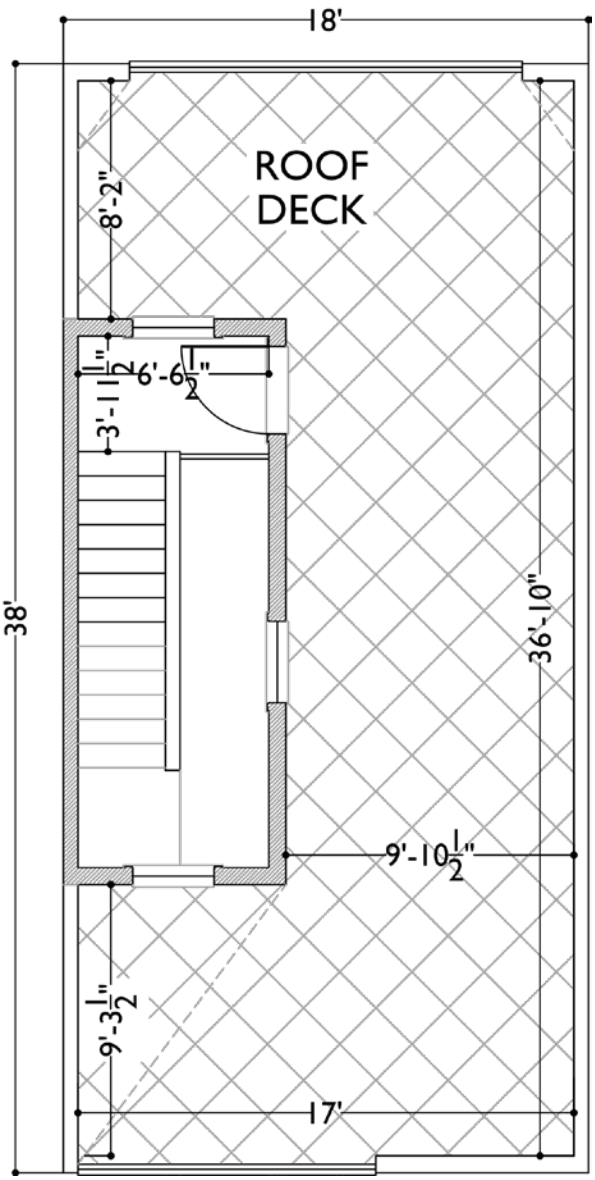


SLEEPING LEVEL



ROOF DECK

INTERIOR

- Flexible two-bedroom floor plans
- Flooring and lighting decorating allowances
- Ten-foot living level ceiling heights
- Coretec engineered flooring on main level
- Nine-foot bedroom level ceiling heights
- Sherwin-Williams 0-VOC flat finish wall paint
- Sherwin-Williams LOW-VOC satin trim paint
- Bedroom level washer/dryer area
- Pre-wired for phone and cable
- Security system
- Hard-wired smoke detectors with battery backup

MASTER SUITE

- Walk-in closet
- Solid suface countertops
- Double bowl sinks
- Cabinet with mirror over vanity
- Moen faucets

GOURMET KITCHEN

- Granite countertops
- Granite backsplash
- Recessed lighting with pendant lights over breakfast bar
- Energy star rated dishwasher, microwave and gas range
- Insinkerator 1/2 hp disposal
- Moen single level faucet with sprayer
- Stainless-steel double bowl sink
- Maple-finish cabinets with 36-inch uppers

WARRANTIES

- Standard builder one year warranty
- Scheduled construction walk-through
- Scheduled quality control inspections
- One year HVAC and appliance warranties
- All original manufacturer's warranties

ENERGY

- Energy Star rated water heater
- 90%+ natural gas furnace
- Energy saving “green” insulation
- R 38 ceiling insulation
- R 21 wall insulation
- Enterprise green rated features
- Insulated steel garage doors
- Huber engineered house barrier wrap
- Energy star Low-E windows
- Energy star features

EXTERIOR

- Architectural and industrial block elevations
- Allura fiber-cement siding
- Seamless aluminum gutters and downspouts
- Attached garages
- Automatic garage door openers
- Frost-proof water faucets in garage
- Maintenance-free grounds
- Sound-attenuated walls between units

HOME OWNERS ASSOCIATION

- We are a 13-unit townhouse condominium development
- 13 Class A members as designed
- Class B membership is held by the developer until completion of the community
- Common maintenance includes, but is not limited to sidewalks and landscaping, snow removal
- HOA fees initially established at $175 per month
- Tax abatement opportunity: 10 years, 75%

SANDUSKY AREA

Points of Interest:
Cedar Point/Soak City
Merry Go Round Museum
Firelands Winery
Jet Express

Marinas:
Battery Park Marina
Sandusky Harbor Marina
Son Rise Marina
Paper District Marina
Dock of the Bay Marina

Local Pubs:
J Bistro
Shore House Tavern
Crush Wine Bar
Pier 684

Restaurants:
Sortino's Little Italy
The Brick Oven Bistro
Small CIty Taphouse
Moseley's Public House
Oh Taco

WATER STREET LOFTS

Case Development LLC. awarded the Father Frascati Neighborhood Champions Award and the 2016 Urban Developer Award, was founded with the goal of raising the standard for small and mid-sized residential developments in Cleveland's near west side. Case Development has created unique, superior quality living environments for its customers in Cleveland's most popular neighborhoods.

Our projects are constructed in a collaborative effort involving our many business partners, including architects, planners, our contracting partners and our principals enabling unparalleled quality control. And, by incorporating as its standards what many developers consider an upgrade, a Case Development property will always be, a home as well as an investment, distinguishable from the rest.

FOR ADDITIONAL INFORMATION, CONTACT
LAURIE BRILL | 440-670-1571 | lauriebrill@howardhanna.com
OR SHARON JOHNSON | 419-260-1752 | sharonjohnson @howardhanns.com

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