

# The Vintage Times

SPRING/SUMMER 2010

## VINTAGE DEVELOPMENT GROUP CONTINUES GROWTH

YEAR TO DATE, VINTAGE HAS SOLD MORE HOMES  
THIS YEAR THAN IN ALL 2009



With summer just around the corner, homes continue to take shape at Vintage Development Group's Battery Park and Reserves of Willoughby communities. In 2010, sales doubled compared to 2009.

At Battery Park in the Detroit Shoreway neighborhood of Cleveland, construction crews are working at a rapid pace to complete homes for new residents.

Construction is also taking place at Battery Park's Powerhouse to transform the second floor into Vintage's sales center.

"Trying to keep up with demand is a good problem to have," said Mike Marous, project executive at Vintage. "Our Skyline Townhomes in Battery Park are being sold before being built. It's great to see homeowners just as excited for

the project as we are."

The same goes for the Reserves of Willoughby development in Willoughby, Ohio. Homes are continuing to be built and sold as popularity for the homes increases.

"Although Vintage has remained strong, it is exciting to see homes being completed and interest growing," said Marous. "Not only

are the developments making progress, but we are leasing our commercial buildings and occupancy in our rental properties is at an all-time high."

To keep up to date on all of Vintage's projects, visit [www.vintage-group.com](http://www.vintage-group.com), or contact Scott Phillips, Jr. at 216.849.8333.

## Construction begins this summer to enhance Lake Erie access for Battery Park residents



Rendering courtesy of ODOT. Designs subject to change.

Improved lake access is going to become a reality for Battery Park residents this summer with construction commencing on the Lakefront West Project. The \$60 million project will connect Cleveland's west side neighborhoods with the lakefront by transforming the West Shoreway into a scenic boulevard.

The Ohio Department of Transportation (ODOT) and the City of Cleveland have proposed improvements including a pedestrian tunnel at W. 76th Street and a pedestrian/auto underpass at W. 73rd Street that will give residents instant connection to Edgewater Park and Lake Erie.

Vintage Development Group has been working closely with ODOT to accelerate the construction process. Construction on the W. 76th Street tunnel will begin this summer, which will include the addition of steps and a ramp that will allow wheelchair access to Edgewater Park. Work on the W. 73rd Street underpass will begin in early 2012.

For more information on project updates, visit [www.BuckeyeTraffic.org/LakefrontWest](http://www.BuckeyeTraffic.org/LakefrontWest).

# The Battery Park Community

Battery Park offers many modern styles, floorplans and unique amenities to meet the needs of each homeowner.



## Alley Townhomes—SOLD OUT

The Alley townhomes feature a two-car garage, a ground-level studio, two bedrooms, two and a half bathrooms and optional rooftop decks.



## The Gateway—SOLD OUT

One of the most popular housing options, each home features a balcony terrace and attached garage.



## Chicago-style Single Family Townhomes

With rooftop decks and front porches, the Chicago-style townhomes connect homeowners to the community. English basements are included to add a unique exterior look. Only three single-family townhomes remain, with options that range from 2,003 to 2,055 square feet. Prices start at \$269,000.



## The Avenue Flats and Lofts

Comprised of three separate buildings, these homes offer several layout configurations in the heart of Battery Park. One, two and three-bedroom units are available, all with an attached garage. First-floor, one-story homes and two-story second and third-floor homes are both offered. Prices range from \$169,000 to \$349,000.



## The Skyline Townhomes

With construction on Phase I underway, the Skyline Townhomes will add a new dimension to the distinctive personality of Battery Park. Each townhome will have two bedrooms, two-and-a-half bathrooms, a ground-level studio and an attached garage, as well as an outdoor living space with a balcony or both a balcony and roof deck. Construction on Phases II and III will follow. Prices range from \$209,900 to \$266,900.



## The Powerhouse

Renovations are underway on the Everready Powerhouse into a restaurant, market and community meeting place. The second floor will house the Vintage sales center and is slated to open in June.

\* Builder reserves the right to modify floor plans and specifications.

### For media inquiries:

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### For sales information:

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[www.vintage-group.com](http://www.vintage-group.com)

## Social calendar: Upcoming events in your neighborhood

**May-June, 2010:** Hermes Cleveland Sand Volleyball is in season!

**June 12, 2010:** Gordon Square Arts District Day (Detroit Shoreway neighborhood)

**June 22, 29, 2010:** Summer Concerts in the Park at the City Of Mentor Amphitheater (Mentor)

**July 23-August 8, 2010:** RENT: School Edition at Near West Theatre (Detroit Shoreway neighborhood)

**August 8, 2010:** The 6th Annual Warehouse District Street Festival (West 6th Street, Downtown Cleveland)

**September 2010:** 44 Steel custom furniture show at Battery Park's Powerhouse



## Featured Property: Skyline Townhomes



Construction on Phase I of the most distinctive section of Battery Park, the Skyline townhomes, is currently underway. These sleek buildings have a clean and airy aesthetic with several large windows and expansive fronts to provide natural light. The townhomes have two bedrooms, two-and-a-half bathrooms, a ground-level studio and an attached garage. Each home also has a unique outdoor living space with a balcony or both a balcony and roof deck.

The third floor is currently under construction. Three homes have been sold, with the first homeowners to move in by July 1.

"We were so impressed by the popularity of the other townhomes in Battery Park that construction on the Skyline Townhomes was the obvious next step," said Mike Marous, project executive at Vintage. "We are eager to finish these homes and know that their completion will enhance the visual vitality of the neighborhood and offer potential new homeowners a remarkable option."

To follow the progress, visit Battery Park's Facebook page, [www.facebook.com/batteryparkcleveland](http://www.facebook.com/batteryparkcleveland).

## Reserves of Willoughby:

### An interview with the project manager



Project Manager Brendan Bowers gives his take on Willoughby's up-and-coming housing development, Reserves of Willoughby, located at 3815 Arcadia Circle in Willoughby.

What is the current project status of the Reserves of Willoughby homes?

*The progress at Reserves of Willoughby is continuing well...we are in Phase 3 of the project. When complete, the Reserves will include 74 homes. We are happy with the progress and even happier with the positive feedback we have received from current homeowners who have made Reserves their home.*

What do residents think are the best attributes of Reserves of Willoughby?

*Potential and current homeowners really appreciate the convenient location. Reserves offers the best of both worlds by being located in a peaceful setting but also being so close to all the great attractions that Willoughby has to offer. The homes also offer many custom features that allow property owners to own a residence that reflects their personality and lifestyle – these details are what truly define a home.*

Why should potential homeowners act now?

*Home prices have been significantly reduced and a five-year tax abatement is also available, which results in a savings of thousands of dollars. And with the community continuing to grow, now is the time to take advantage of all the options available at Reserves. For more information, please call 440-975-8118.*

## Vintage makes strides toward sustainability

Vintage's Project Manager Brendan Bowers recently passed the LEED (Leadership in Energy and Environmental Design) associate exam, which tests applicants on their knowledge of green building practices. He will now be a LEED consultant for Vintage to ensure that environmental standards are met.

Vintage also recently passed the ENERGY STAR Certification test for a floorplan in the Avenue building, which is a company first. ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy to save money and protect the environment through energy efficient products and practices.

## Project Update: Chagrin River Walk's Master Plan approved



This summer, construction will begin on the Chagrin River Walk, located on 22 acres along Mentor Avenue in Willoughby. The plan includes a mix of residential and business spaces with an 83-unit assisted living center, apartments and office and retail space. Construction on the first phase, the assisted living center, will begin this summer.



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