

CONTACT

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.



THE SQUARE AT



CASE DEVELOPMENT
An Urban Neighborhood Development Company

KW GREATER CLEVELAND
NEW HOMES TEAM
KELLER WILLIAMS

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TOWNHOMESCLEVELAND.COM | 216.678.9303 | INFO@KWNEWHOMESTEAM.COM

CASE DEVELOPMENT
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STARTING FROM THE UPPER \$270S

Located in historic Ohio City, The Square at 48th Street is minutes from Downtown Cleveland, the Westside Market, the Gordon Square Arts District, Hingetown, and the heart of Ohio City! These modern townhomes feature 2-bedroom designs with open floorplans, attached garages, rooftop terraces, & a 15-year property tax abatement. Luxury finishes include bamboo flooring, granite counters, stainless steel appliances, tile walk-in shower, among other amenities. Always keeping eco-friendly building in mind, your new townhome also offers low-e windows, a high efficiency HVAC system, and other "green" building features. The Square at 48th Street also offers two detached homes. Schedule your appointment today!



OHIO CITY

Ohio City—or the “City of Ohio” as it was known at its 1818 founding—was originally a part of Brooklyn Township. On March 3, 1836, just two days before Cleveland’s incorporation, the City of Ohio became an independent municipality. It remained so until June 5, 1854, when it was annexed to the city of Cleveland.

Despite Cleveland’s much larger population—6,000, compared to Ohio City’s 2,000—the two cities were fierce economic competitors. In particular, shipbuilding and tonnage from canal boats were two arenas of rivalry. The 1836 “Battle of the Bridge” illustrates this rivalry most infamously: Violence erupted when Ohio City residents sought to prevent the use of Cleveland’s new Columbus Street Bridge, which siphoned off commercial traffic to Cleveland before it could reach Ohio City’s mercantile district.

Known as the “Near West Side” upon annexation to Cleveland, Ohio City attracted migrants and immigrants through the late 19th and early 20th centuries from places like New England, Germany, Hungary, and Ireland. These came seeking employment at the docks, mills, foundries, distilleries and bottling works.

Constructed in 1912, the West Side Market in particular became a neighborhood focal point and source of community interaction. Josiah Barber, the first mayor of Ohio City, together with pioneer Richard Lord, deeded the site to Cleveland on the condition that it remain a marketplace. Market Square, so designated since around 1840, was originally the site of the Pearl Street market, a one-story wooden market built in 1868 at the corner of Lorain Avenue and Pearl Road (West 25th Street).

After the end of World War II, Ohio City experienced a period of great change. In response to growing social needs, social service agencies and individual activists played an increasingly prominent role in the neighborhood. In 1968, the Ohio City Redevelopment Association was chartered to stem the tide of blight and neglect in the historic neighborhood. The Association seized on and strengthened the momentum of a trend toward restoration that began earlier in the decade. Between 1963 and 1978, more than 100 structures were refurbished, restored or redeveloped, including St. Ignatius High School, the Carnegie Branch of the Cleveland Public Library, and the West Side Market, as well as numerous private residences. The cost of these projects was \$30 million.

By this time, Ohio City was home to over 15 ethnic groups representing 25,000 people in a 4.5 square-mile area. Among the new immigrant and migrant groups were Hispanic-Americans, Asian-Americans, Native Americans and people from Appalachia.

The redevelopment effort owes much to the middle-income households who, attracted by its historic architecture and the diversity of the urban environment, “rediscovered” Ohio City in the late 1970s. Recent rehabilitation projects have focused on commercial development, including expanded storefront renovation, multi-million-dollar renovation of the West Side Market, and an RTA station built in 1992. New vitality and neighborhood interest have taken the shape of newly constructed condominiums and townhouses throughout the neighborhood, as well as a thriving retail and restaurant scene.

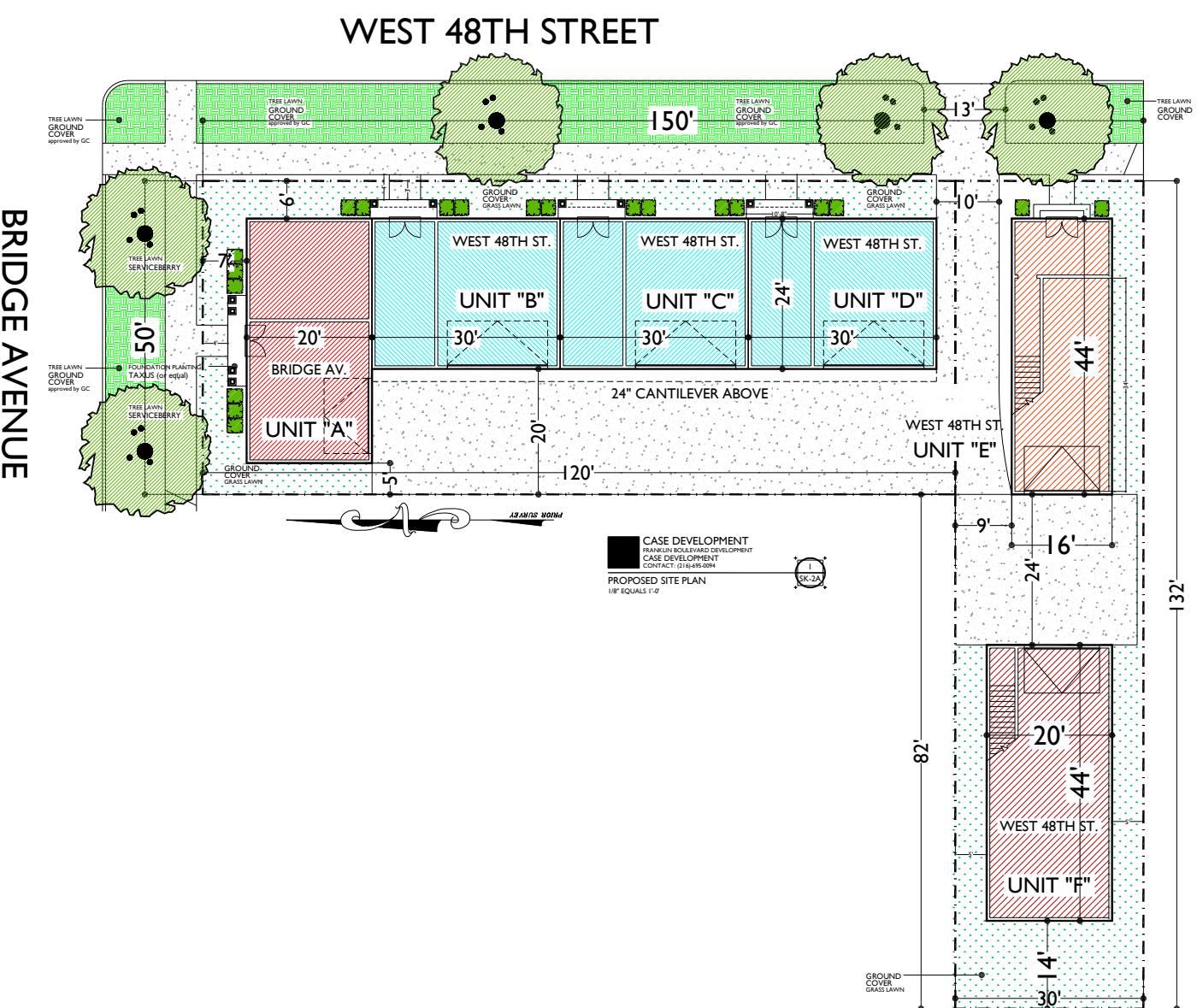
information provided by <http://www.ohiocity.org/history>

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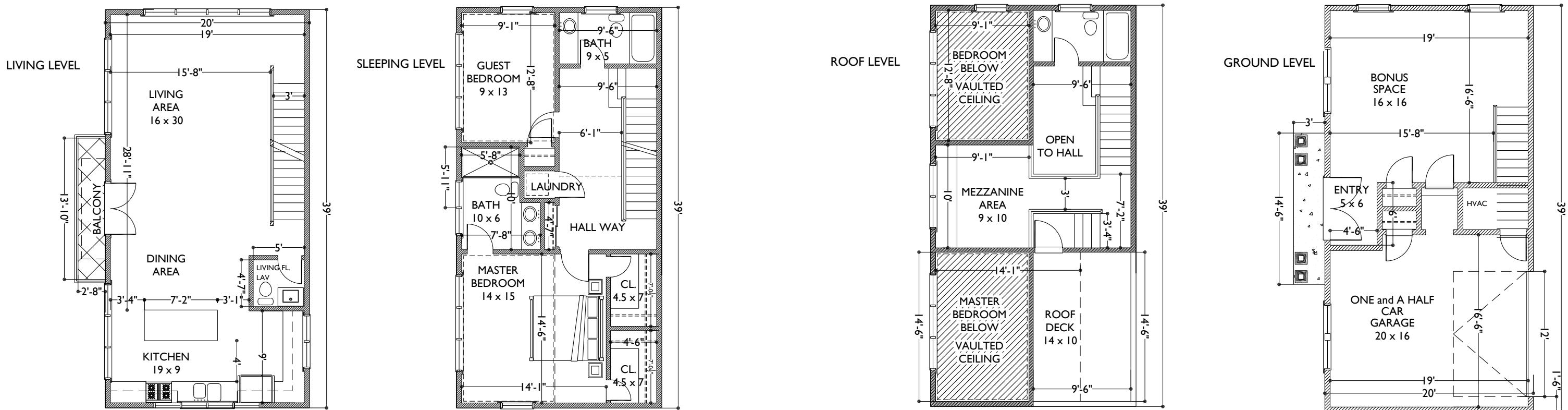
UNIT	BEDS	BATHS	SQ.FT.	ADDRESS	PRICE
A	2	2.5	2,020	4801 BRIDGE AVE	\$309,900
B	2	2.5	1,758	1912 W 48TH	\$279,900
C	2	2.5	1,758	1914 W 48TH	\$284,900
D	2	2.5	1,758	1916 W 48TH	SOLD
E	2	2.5	1,608	1918 W 48TH	\$299,900
F	2	2.5	1,965	1920 W 48TH	\$314,900



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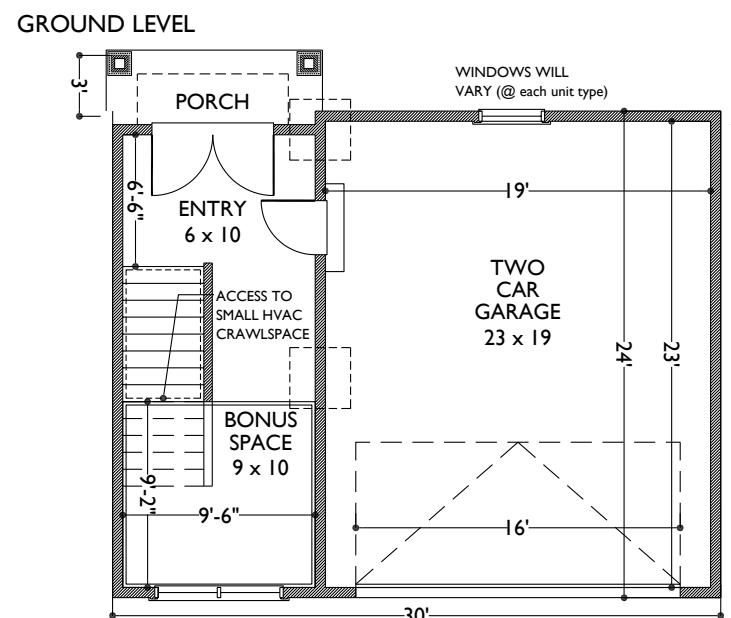
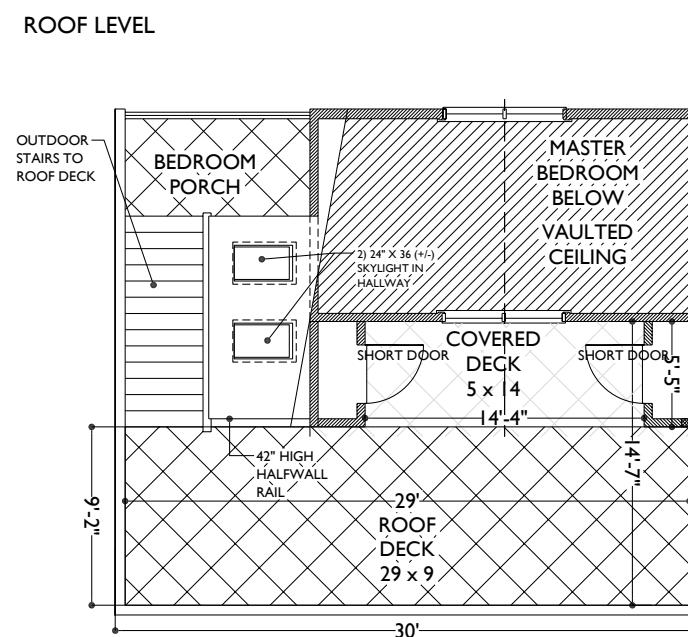
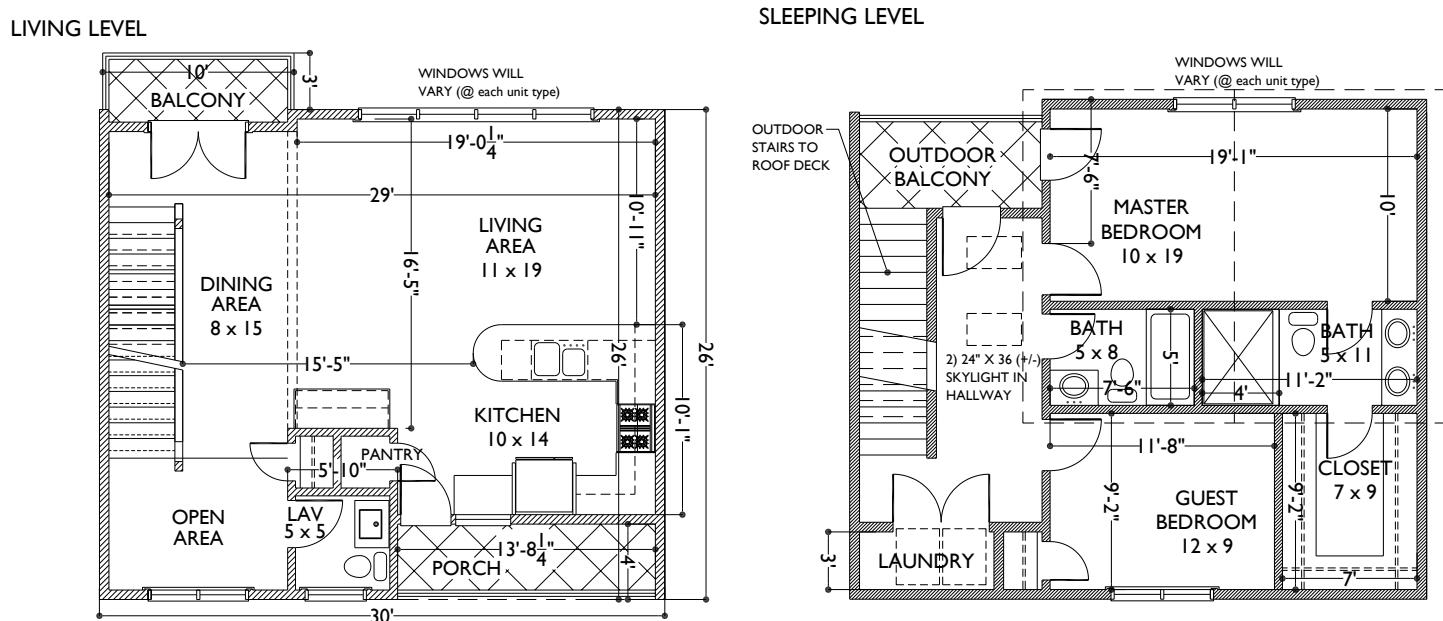
AVAILABILITY

UNIT A



2 BEDROOM
2 FULL 1 HALF BATH
2,020 SQ FT

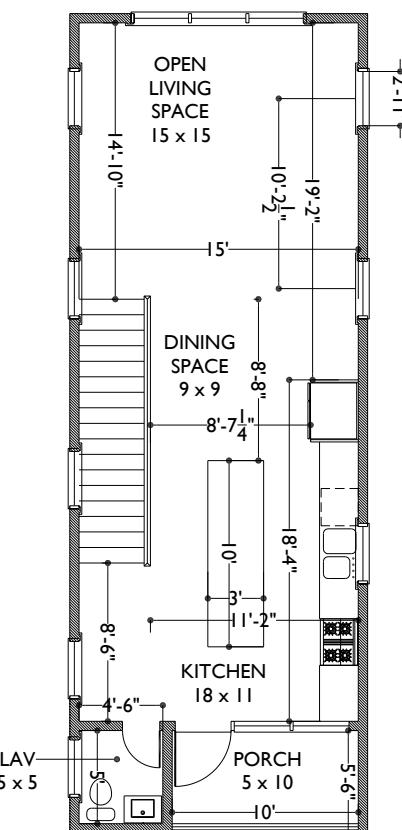
UNIT B C D



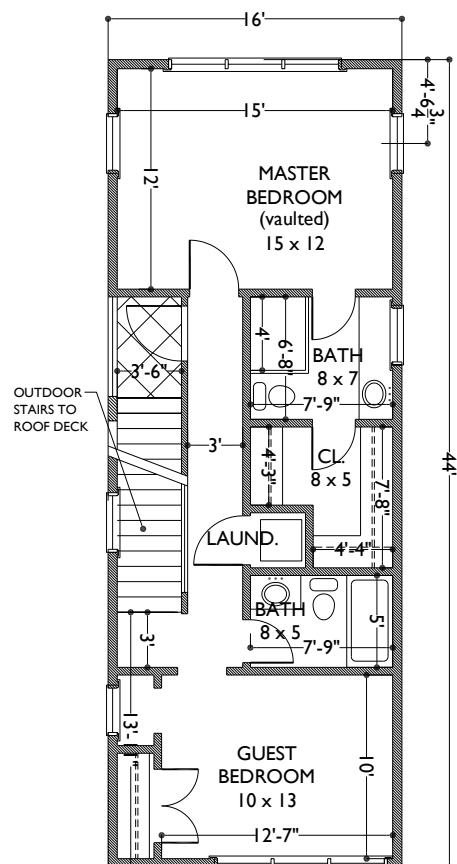
2 BEDROOM
2 FULL 1 HALF BATH
1,758SQ FT

UNIT E

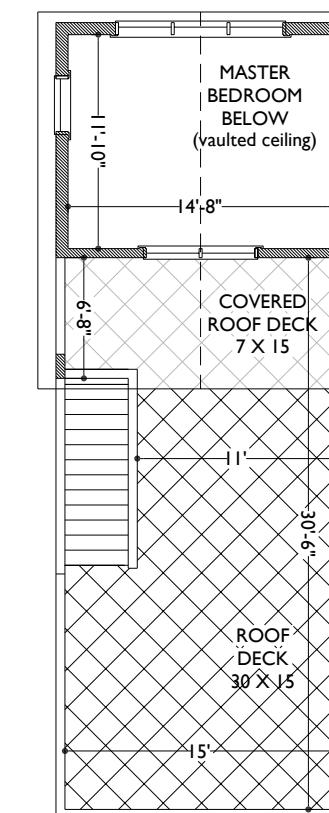
LIVING LEVEL



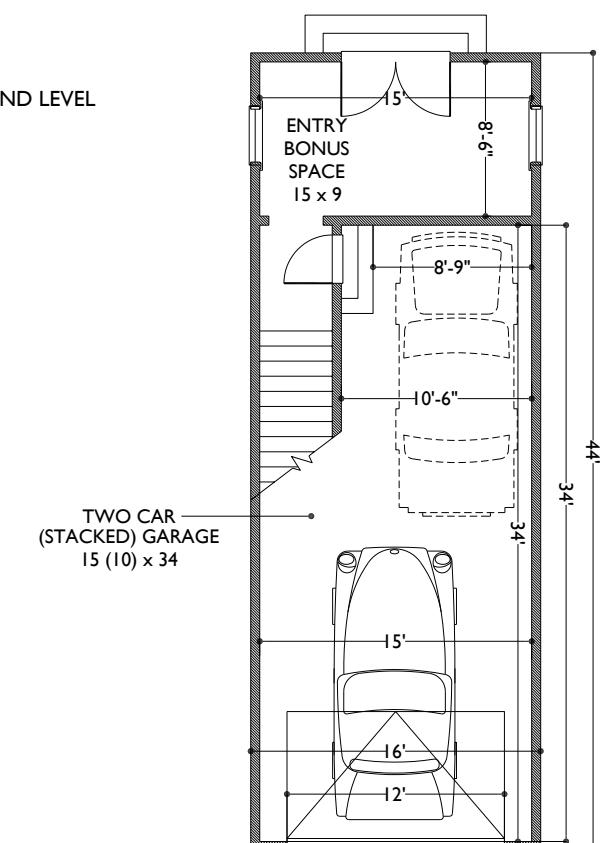
SLEEPING LEVEL



ROOF LEVEL

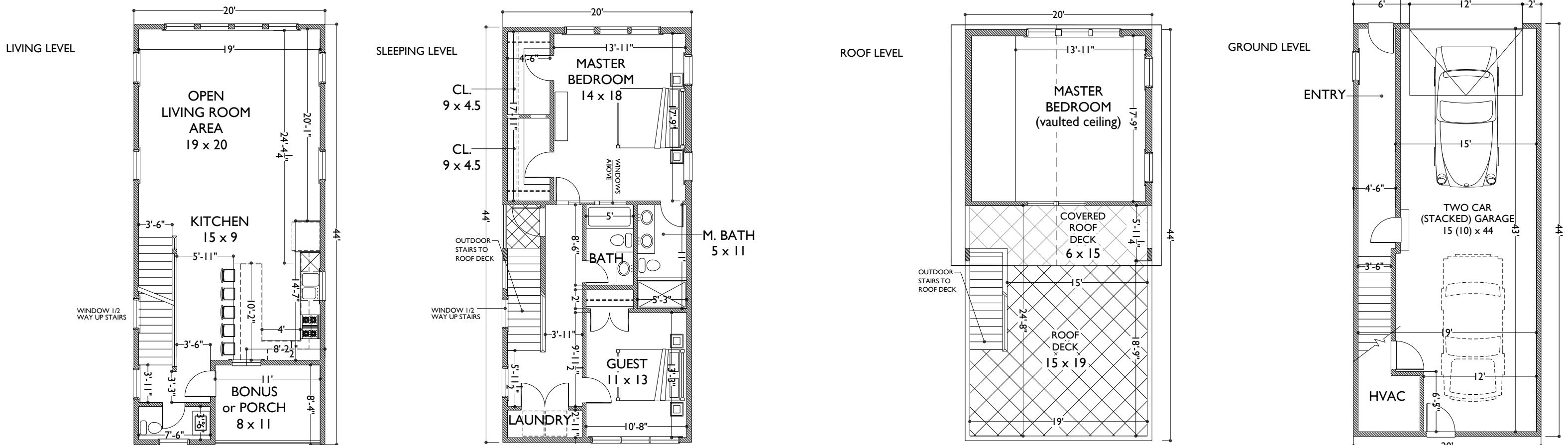


GROUND LEVEL



2 BEDROOM
2 FULL 1 HALF BATH
1,608 SQ FT

UNIT F



2 BEDROOM
2 FULL 1 HALF BATH
1,965 SQ FT

INTERIOR

- Flexible two bedroom floor plans with lower level bonus rooms (PER PLAN)
- Bamboo (or equivalent) flooring on main living level
- 9 foot bedroom level ceiling heights
- Washer/Dryer
- Sherwin Williams LOW-VOC flat finish wall paint

- Sherwin Williams LOW-VOC satin trim paint
- Bedroom level washer/dryer area
- Pre-wired for phone/cable
- Pre-wired for security system
- Hard-wired for smoke detectors with battery backup

GOURMET KITCHEN

- Granite Countertops
- 4" Granite Backsplash
- Recessed lighting
- Stainless Steel Energy Star Dishwasher, Microwave, Gas Range & Fridge
- Insinkerator 1/2hp Disposal
- Moen single level faucet w/ sprayer
- Stainless Steel double bowl sink
- Maple Finish Cabinets, in a variety of colors, with 36 inch uppers

EXTERIOR

- Architectural and Industrial Block Elevations
- Nichina Fiber Cement Siding
- Seamless Aluminum Gutters & Downspouts
- Attached 2-Car Garages (PER PLAN)

- Automatic Garage Door Openers
- Frostproof Water Faucet in Garage
- Maintenance Free Grounds
- Sound Attenuated Walls Between Units

MASTER BED ROOM

- Walk in Closet
- Granite Countertops
- Double Bowl Sinks
- Cabinet w/ Mirror over Vanity

- Moen Faucets
- Ceramic Tile Flooring
- Ceramic Tile Walk in Shower

WARRANTY

- One Year Builder Warranty
- Scheduled Construction Walk Through
- Scheduled Quality Control Inspections
- 1 Year HVAC & Appliance Warranties
- All Original Manufacturer Warranties

ENERGY

- Energy Star Rated Water Heater
- 90+% High Efficiency Furnace
- Energy Saving "Green" Insulation
- R-30 Ceiling Insulation
- R-19 Wall Insulation
- High Efficiency Garage Insulation
- Insulated Steel Garage Doors
- Energy Star Low E Windows

HOME OWNERS ASSOCIATION

WHAT DOES OUR HOME OWNERS ASSOCIATION COVER?

- We are a fee simple townhouse development
- 6 Class A Members as designed
- Class B membership is held by the developer until completion of the community
- Common maintenance is to include, but not limited to, landscaping and common private drive
- Will include snow removal and maintenance of said areas

WHAT IS TAX ABATEMENT & HOW DO I BENEFIT

The City of Cleveland's Residential Tax Abatement program is the temporary elimination of 100% of the increase in real estate property tax for eligible projects.

Our tax abatement is active for 15 years from the closing date of the home. The property owner will be responsible for paying property taxes based on the assessed value of the land, not on the purchase price of the home.

Tax Abatement in this community can be transferred at the point of resale to the new owner, thus retaining value to the property for the full 15 years. Similarly, the home will also retain its tax abatement should it not be owner occupied.

Savings can be as high as \$8,500/ year or \$708/month as compared to similarly priced non-abated homes.