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## **Grandview Yard add-on contains detached homes and residential area**

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The Grandview Yard development is adding a novelty to its urban mix of offices, restaurants and apartments: single-family members residences with garages, yards and sidewalks.

The Grandview Heights Planning Commission this week authorized a strategy to make 20 detached homes and 25 townhouses on the western component of the development, west of Bobcat Avenue amongst Burr and Williams avenues.

“We really feel confident we can sell single-household residences quickly there,” stated Michael Amicon, a developer at Wagenbrenner Development, which plans to buy the website from Grandview Yard’s developer, Nationwide Realty Investors.

The detached residences will be two stories plus an unfinished attic space and will vary from 2,300 square feet to about three,500 square feet, such as a completed basement, Amicon stated. Most will have three bedrooms, with alternatives to finish the third floor for an more bedroom.

The homes will contain ten-foot ceilings on first floors, 9-foot ceilings in upper floors and basements, open floor plans and walk-in closets.

Wagenbrenner Improvement President Mark Wagenbrenner stated he expects prices to start out above \$400,000, while costs have not been set.

The 20 detached residences will involve detached garages and alleys behind the homes in maintaining with conventional Grandview Heights development, Amicon mentioned.

He stated the homes will be comparable to ones Wagenbrenner built in Harrison Park, an urban infill development in the Harrison West neighborhood.

Grandview Heights city administrator Patrik Bowman praised the program for the properties.

“We like the thought of residential along the edge of the Grandview Yard neighborhood,” he said. “We’ll come out of an current residential neighborhood and go into new (residential), then get into the additional industrial aspects in Grandview Yard, so I believe it transitions real properly.”

Bowman said he believes the Grandview college district can accommodate what ever youngsters the

properties attract.

The Grandview Heights City Council will take up the plan at its Monday meeting, Bowman mentioned.

All the houses, such as the detached ones, will be condominiums. Amicon and Wagenbrenner said they anticipate the properties to appeal to a wide variety of purchasers, from young couples with families to empty nesters.

“I believe it’s going to be across the board,” Amicon mentioned. “There are individuals in Grandview who have lived there a extended time who want the luxury of staying in Grandview in a new item and don’t want to worry about shoveling snow and mowing a lawn.”

The improvement will give a uncommon opportunity to purchase a new house close to Downtown and in 1 of central Ohio’s hottest genuine-estate markets.

“I think demand will be crazy, frankly,” mentioned Sarah Eagleson, a Keller Williams Classic Properties true-estate agent who lives and sells homes in Grandview Heights. “I absolutely consider there’s an appetite for it.”

The median sales cost of a Grandview Heights property rose 21 percent final year, 4 instances the pace of central Ohio general, according to the Columbus Realtors trade association.

Amicon mentioned building is anticipated to start in late spring or early summer time. The first houses ought to be prepared for occupancy by the finish of the year, he stated.

“We are hoping to create additional but we haven’t started conversations with NRI (Nationwide Realty Investors),” he stated.

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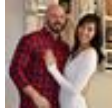
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