

# NEW CONSTRUCTION HOMES IN TRAILSIDE SLAVIC VILLAGE

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PRESENTED BY *Knez*

ELIGIBLE 15-YEAR  
TAX ABATEMENT!

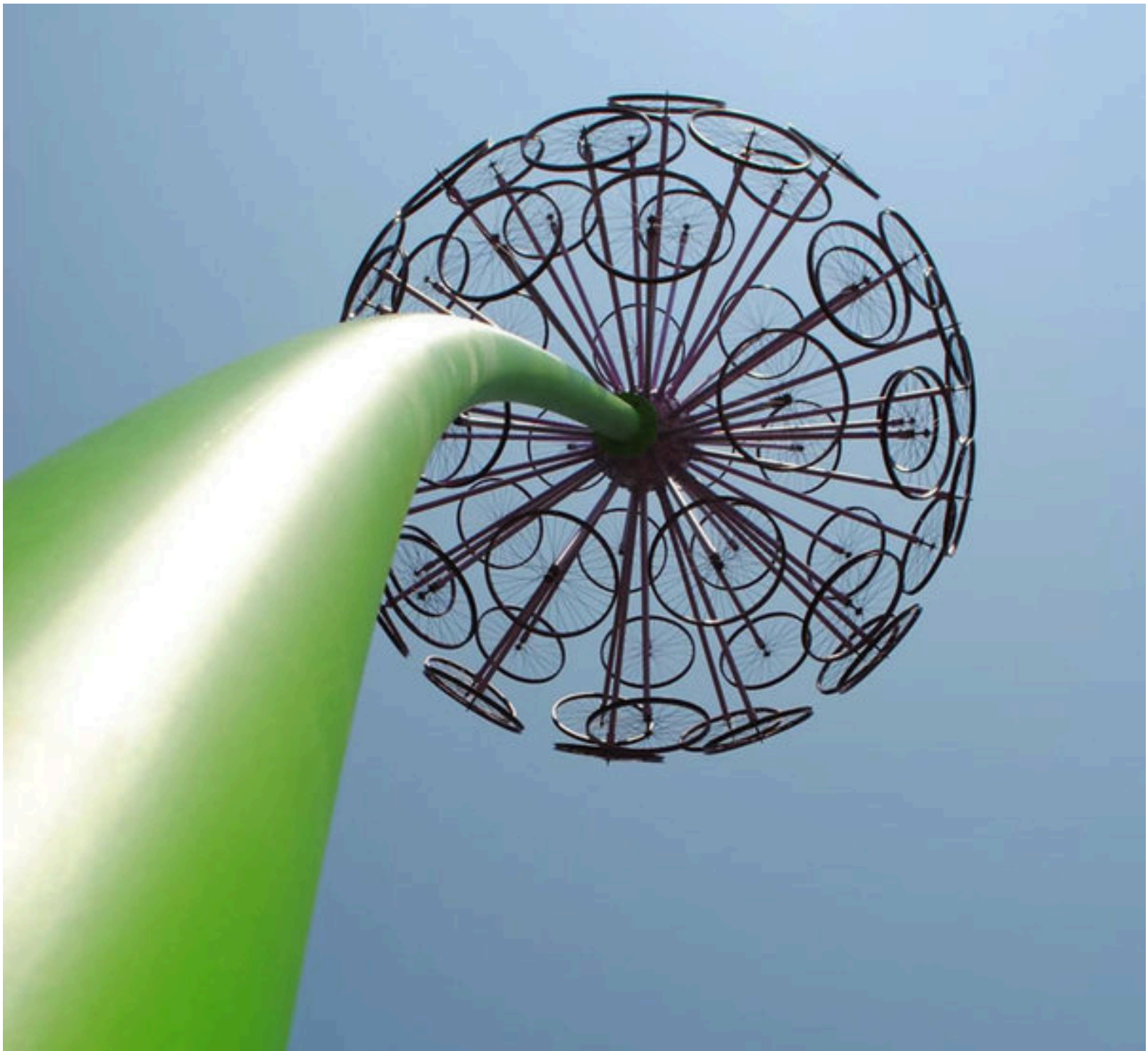
ThirdFederal®  
SAVINGS & LOAN

TRAIL  
SIDE  
SLAVIC  
VILLAGE



All trails lead to home in one of Cleveland's most historic neighborhoods, Slavic Village. In a partnership with Third Federal Bank, Knez presents its Trailside at Slavic Village single-family homes. New homeowners in this budding community are also eligible for Cleveland's 15-year tax abatement when owning a freshly built home that sits only 10 minutes from all of Cleveland.





Located on Gerome Court, residents are walking distance from the Morgana Trail, a hidden gem that connects to Cleveland's Metroparks, the Garfield Park Reservation, and Cuyahoga County's largest waterfall, Millcreek Falls.

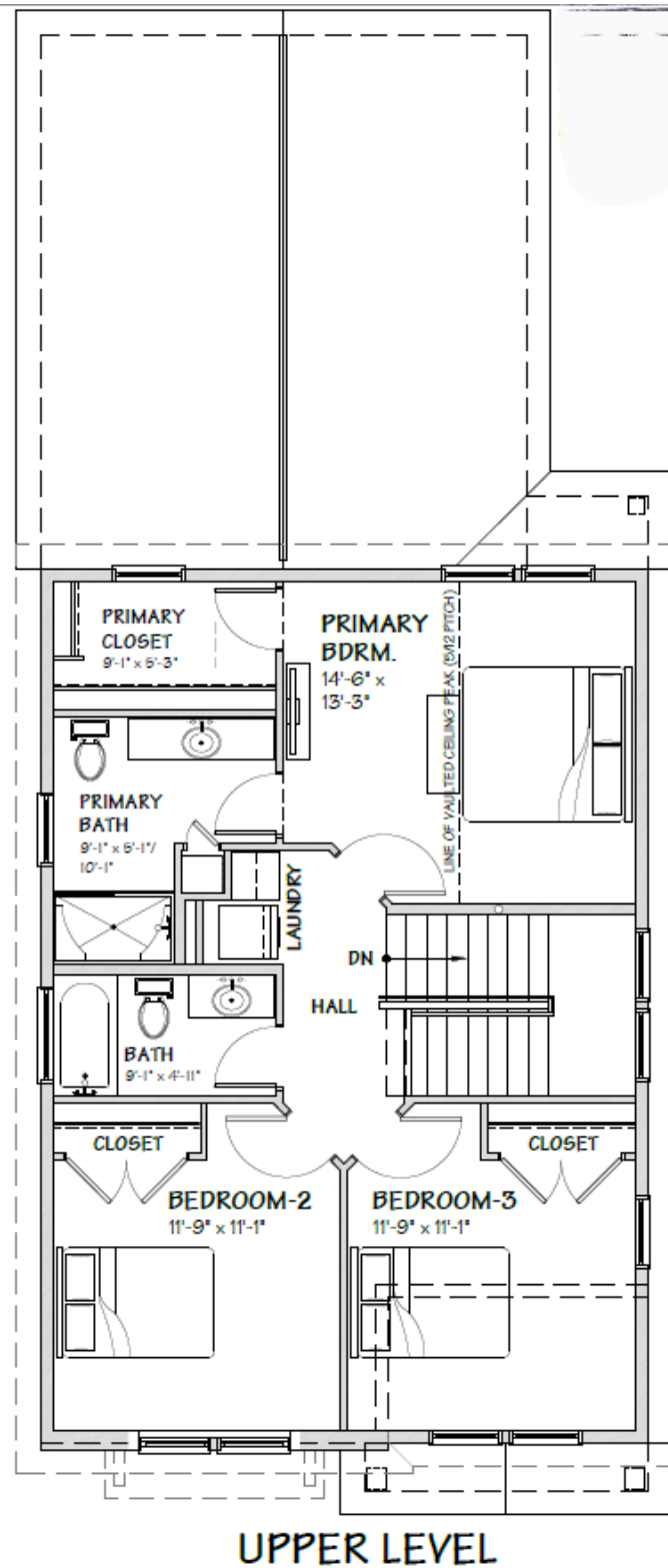
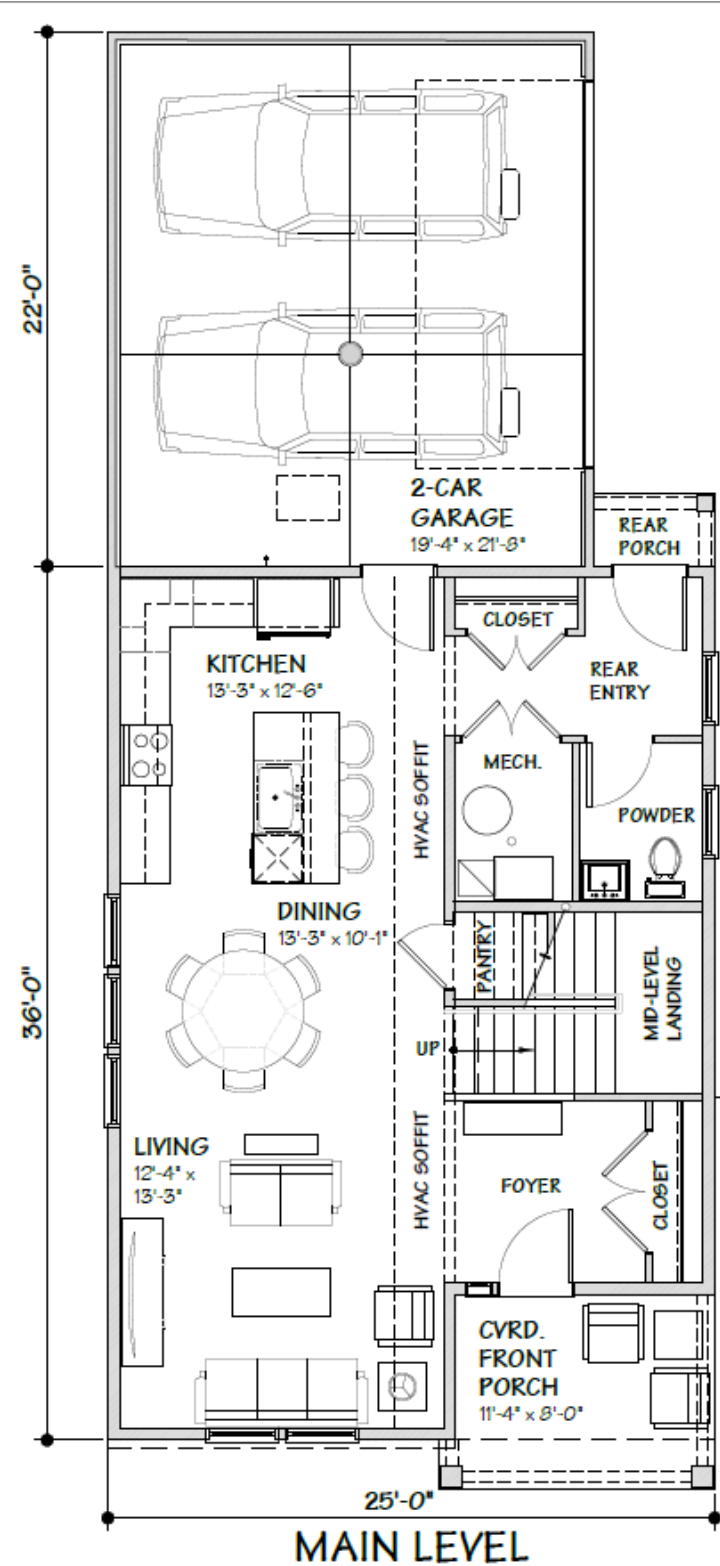
Home to cultivated delis, dining, and more, the streets of Slavic Village represent its roots when founded back in the 19th century. Residents can enjoy the variety of ethnic restaurants and The Nash, a bowling social club that is a celebrated staple in Cleveland. Follow the trail home to Slavic Village, where opportunity and prosperity present itself to its fullest.







# FLOOR PLAN



# FEATURES

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## BATHROOMS

- Aristokraft Vanities
- Laminate Countertops
- Pedestal Sink in Powder Room
- Full Width Vanity Mirrors in Full Baths
- Moen Faucets
- Mansfield China Lavatories
- Exhaust Fans in all Baths
- One Piece Fiberglass Tub/Shower Units - Optional Tile Shower Upgrade Available
- Bath Hardware Includes Towel Bar, Towel Ring & Paper Holder

## KITCHEN

- Laminate Countertops - Optional Granite or Quartz Upgrade
- 36" High Upper Aristokraft Cabinets - Optional 42" Upgrade Available
- Built-In Stainless Steel Microwave Oven & Dishwasher
- Ice Maker Line with Shut-Off Valve
- Deluxe Moen Faucet with Pullout Spout
- Stainless Steel Sink
- 1/2 HP Badger Disposal
- Large Island w/ Breakfast Bar & Dining Room Space

## EFFICIENCY

- York 95% High Efficiency Furnace
- 13 SEER Central Air Conditioning System
- 50 Gallon High Efficiency Water Heater
- Digital Thermostat
- R-21 Exterior Framed Wall Insulation
- R-10 Foundation Wall Insulation
- R-38 Ceiling Insulation
- Simonton Low E/Argon Filled Windows
- Smooth Fiberglass Entry Doors

## SPECIAL FEATURES

- Eligible for Cleveland's 15-Year Tax Abatement - Saving Approximately \$250 a Year on Taxes
- Pre-Wired Phone/Ethernet/Cable Jacks
- Garage Door with Opener, Two Remotes & Keypad
- Exterior Frost Free Hose Bib
- GFCI Outlet at Front Garage
- 100% Energy Star Tested and Certified
- Sound Deadening Construction Practices
- One Year Builder Warranty

## HOME INTERIOR

- Carpet Wood Treads - Optional Wood Tread Upgrade Available
- Carpet & Vinyl Flooring Throughout - Optional Hardwood/CoreTec/Tile Flooring Available
- Painted Molded Interior Doors
- Wall to Wall Carpeting
- Painted Trim Package - 4 1/4" Base First Floor / 3" Base Second Floor
- Schlage Lever Style Locksets
- Textured Ceilings, Closets & Garage Walls - Optional Smooth Ceiling Upgrade Available
- Wire Shelving in all Closets
- Ceiling Fans in Bedrooms

## CONSTRUCTION

- 10' First Floor Ceiling Height
- Engineered Floor Joist
- 30 Year Dimensional Shingles
- Plan Specific Exterior Materials
- 2 Car Garage (Site Specific)
- Vented Soffits
- Aluminum Gutters & Downspouts
- Smoke Detectors
- 200 Amp Service
- Passive Radon Mitigation System

# CURRENT LISTINGS

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7109 Echo Street - Lot 34

SOLD

*1611 SF - 3 beds - 2.5 baths*

7113 Echo Street - Lot 35

SOLD

*1611 SF - 3 beds - 2.5 baths*

7117 Echo Street - Lot 36

SOLD

*1611 SF - 3 beds - 2.5 baths*

7121 Echo Street - Lot 37

SOLD

*1611 SF - 3 beds - 2.5 baths*

**ThirdFederal<sup>®</sup>**  
SAVINGS & LOAN

When using Third Federal as your lender, homebuyers can receive up to \$20,500 in down payment assistance and closing costs.

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