

Pre-Sold



513-445-9225
redknothomes.com



WALWORTH JUNCTION
October 10th - 25th. 2020



Gorgeous river and city views at Walworth Junction

Our homes in the Walworth Junction development are a short walk away from local restaurants, pubs, parks and more. Walworth Junction is a private development with many residential amenities.

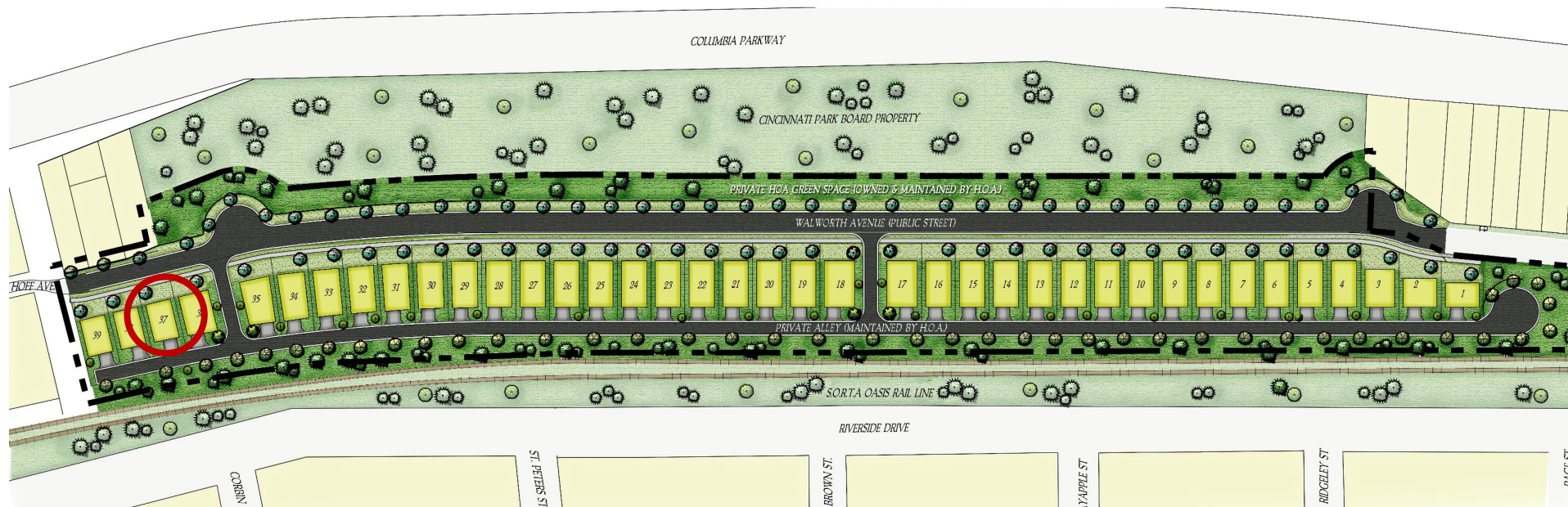
Location Amenities

Walworth Junction

Walworth Ave, Cincinnati, OH 45226

Redknot Homes is honored to be a builder in Walworth Junction, which will be the Site of HOMEARAMA® 2020. The 40 home development is nestled into the upper river banks of the Ohio River and just minutes from Downtown Cincinnati. Walworth Junction is a one of a kind community with river views, privacy and green space, all within walking distance of local dining, shopping and entertainment!

- River & city views from every site
- Streets lined with trees and lighting
- All new underground utilities
- Lawn & landscaping maintenance by HOA
- Permanent green space / park in development
- Private development with rear entry and cul-de-sac
- Walkable to some of the best restaurants in the city
- All homes will be LEED Gold or higher



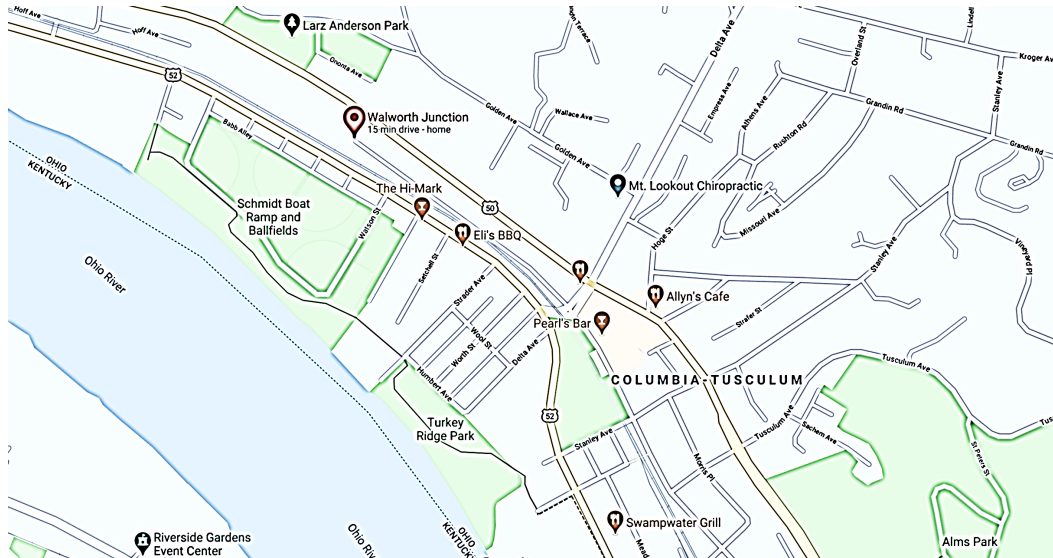
Location Amenities

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CUSTOM design | develop | build



ENTERTAINMENT AND SHOPPING

- 1.8 miles – Alms Park
- 1.5 miles – Mt Lookout Square
- 2.5 miles – Hyde Park Square
- 2.8 miles – Four Seasons Marina
- 2.8 miles – Kroger Marketplace
- 3.2 miles – Cincinnati Country Club
- 4.7 miles – University of Cincinnati
- 4.9 miles – Great American Ball Park, Paul Brown Stadium
- 5.8 miles – Downtown Cincinnati
- 5.7 miles – Riverbend & Belterra Park
- 9.3 miles – Kenwood Towne Centre

Many Walkable, Unique Dining Experiences

Jeff Ruby's Precinct

4.8 ★★★★★ (1,273) · \$\$\$\$ · Steak

311 Delta Ave

Closed · Opens 4PM

🗣️ "This restaurant was recommended to us by a friend. Well, we were ..."



Eli's BBQ

4.6 ★★★★★ (2,476) · \$ · Barbecue

3313 Riverside Dr

Closed · Opens 11AM

Low-key barbecue joint with some backyard seating, serving pulled pork, ribs & other classics.



The Hi-Mark

4.7 ★★★★★ (342) · \$\$ · Bar

3229 Riverside Dr

Closed · Opens 3PM

🗣️ "When restaurants open back up to the public, I will go here and drink ..."



Tostado's Grill

4.3 ★★★★★ (288) · \$ · Grill

3500 Eastern Ave

Closed · Opens 11AM

🗣️ "This restaurant provides excellent service and tasty menu. One of the ..."



Swampwater Grill

4.5 ★★★★★ (1,042) · \$\$ · Cajun

3742 Kellogg Ave

Closed · Opens 11AM

Eatery & bar serving BBQ, Cajun fare & cocktails in a casual space with a fishing-shack vibe.



Pearl's Bar

4.5 ★★★★★ (239) · \$\$ · Bar

3520 Eastern Ave

Closed · Opens 3PM

Neighborhood pub serving beer & spirits in a historical, distressed building with outdoor seating.



EMMA : Wine with Friends

4.8 ★★★★★ (28) · Wine bar

3227 Riverside Dr

Closed · Opens 12PM

Fast service · Cozy · Casual



Allyn's Cafe

4.4 ★★★★★ (515) · \$\$ · Eclectic

3538 Columbia Pkwy

Closed · Opens 11AM

Funky hangout offering Cajun fare, creative cocktails, craft beers & wines by the bottle.



Local Post

4.5 ★★★★★ (283) · \$\$ · Grill

3923 Eastern Ave

Closed · Opens 11AM

🗣️ "We then try to find something that isn't just a chain restaurant."



Streetside Brewery

4.7 ★★★★★ (267) · Brewery

4003 Eastern Ave



3D Rendering & Highlights

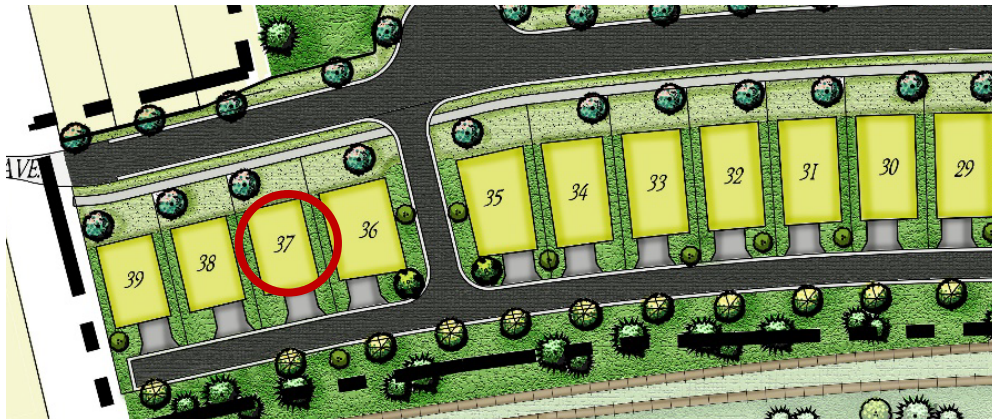
PRE-SOLD: Walworth Junction - Lot 37

Walworth Ave, Cincinnati, OH 45226



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- 4,514 finished sq ft
- 3 bedrooms + study
- 4 full /1 half bath
- Home gym
- Indoor Pub
- Bonus entertainment room
- Screened Terrace & Rooftop Deck
- Four stop elevator
- Eligible for 15 year tax abatement
- Target LEED Gold Certification



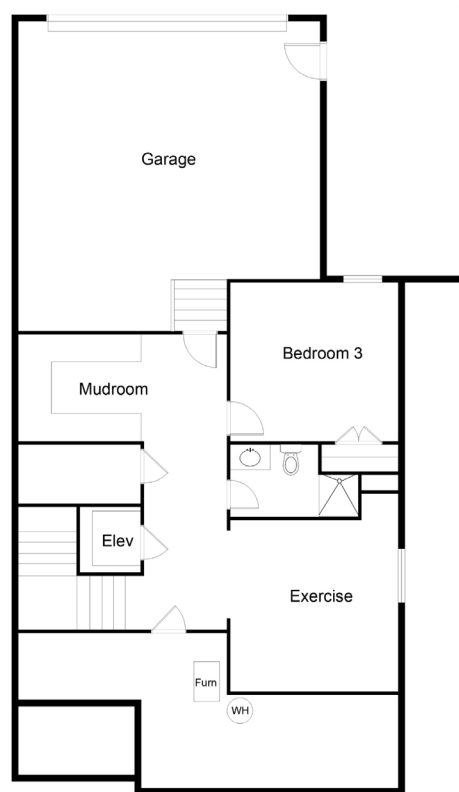
2D Floor Plans

Walworth Junction - Lot 34

Walworth Ave, Cincinnati, OH 45226



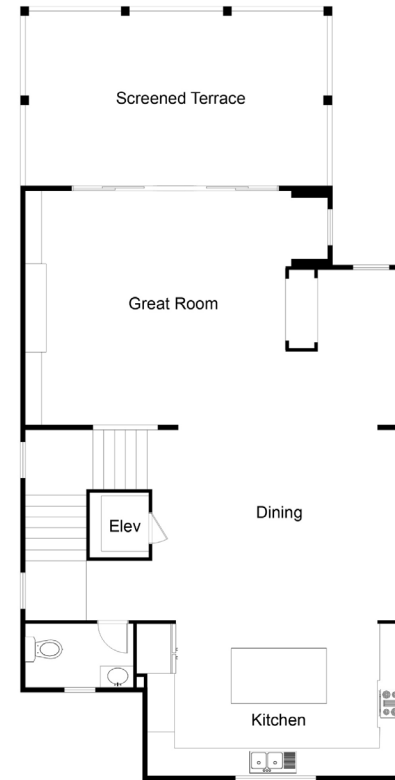
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LOWER FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

LEED Certification & Tax Abatement

Walworth Junction - Lot 34

Walworth Ave, Cincinnati, OH 45226



IS BUILT WITH SUSTAINABILITY IN MIND

The Materials and Resources LEED category focuses on minimizing the energy cost and other impacts associated with the extraction, processing, transport, maintenance, and disposal of building materials.



PRIORITIZES WATER EFFICIENCY

The Water Efficiency LEED category addresses water holistically, looking at indoor use, outdoor use, specialized uses, and metering. The section is based on an "efficiency first" approach to water conservation.



CREATES A HEALTHY INDOOR ENVIRONMENT

The Indoor Environmental Quality category focuses on indoor air quality and thermal, visual, and acoustic comfort. Air quality, lighting quality, acoustic design, and control over one's surroundings influence the way people learn, work, and live.



SAVES YOU MONEY!

LEED Certified homes are energy efficient and save owners thousands in utility costs.

LEED Certified homes also receive a significant tax abatement in the city of Cincinnati.

For Example: The City of Cincinnati offers residential tax abatement for LEED certified homes to promote home ownership in the city and sustainable living practices. Assuming a 2.2% tax rate, owners of a LEED Gold certified home with an assessed value of approximately \$1.45M can save approximately \$67,000 over 15 years.

The above is for illustration purposes only, assumes a 30 year loan, 4% interest rate and does not include homeowners insurance. Tax abatement applies to new home and not the value of the land. Tax and mortgage rates are approximate and vary by borrower and property.

Predictable Energy Bills... Guaranteed!

Take a deep breath! For the next two years, your energy bills are guaranteed! Your home's energy costs have been estimated by a professional. If your annual energy bills exceed the estimate, simply submit a claim at builtinsavings.com and you'll receive a refund. Enjoy the peace of mind that you're protected from rising energy bills!

Built-In Savings Guaranty = Total Bill Coverage!

Your home's Built-In Savings Guaranty is based on its Home Energy Rating System (HERS®) score. The HERS score, which is like a miles per gallon sticker for your home, shows how efficient your home is. If your annual energy bills are more than your guaranty amount, you're eligible for a refund. All your energy bills are included!

- Heating
- Cooling
- Lighting
- Appliances
- Hot water heating

Peace of Mind

There are a lot of reasons that your home's energy bills could fluctuate. Your energy bills are locked in at our original estimate for two years, even if:

- The cost of energy increases
- College students return home
- There is an extremely hot or cold season

