



TED & CO.



THE VANTAGE

gordon square



01

the vantage

4

02

design

6

03

location

14



04

floor plans
20

05

pricing
34

06

team
38



01



Luxury Townhomes Perfectly Positioned Between Lakefront Living and Cleveland's Urban Bustling Landscape.



Discover five grand townhomes in the heart of Cleveland's near west neighborhood. These homes are unlike anything else in the area, with three-car garages that will appeal to any car aficionado. Enjoy vast outdoor terraces on the main living level, without the

inconvenience of climbing to the top floor. With walls of glass and doors that can be opened to the outdoors, you can relish in the warmer months and live 'al fresco'. The stunning and opulent finishes allow you to design your home to be as stylish as you are.

02

A Carefully Selected Collection of Luxurious Features and Finishes

Enjoy glamorous entry halls and ground level suites for your home office or fitness needs. Our open and expansive main living levels boast oversized kitchen islands and more formal, separated dining spaces. Indulge in stylish master suites with expansive walk-in closets and ultra-luxurious wet room with a soaking tub and walk-in shower. Designed to feel like custom single-family homes, all of our residences at The Vantage feature additional outdoor space on the ground level.

des



Sign

Features

- Built to qualify for the City of Cleveland's 15-year tax abatement
- One-year comprehensive builder's warranty

Energy Conservation & Efficiency

- 96% High Efficiency Gas Furnace w/Energy Star sealant package and 14 SEER Air-Conditioning Unit
- 14 S.E.E.R. heat pump(s) with central air
- Air and moisture barrier house wrap under exterior siding
- Rinnai tankless water heater
- Anderson 100 - composite Low-E double pane, windows
- Sound deadening construction methods
- Nest Thermostat

Exteriors

- High end exterior facade materials
- All residences feature additional outdoor space on the ground level.
- Concrete front walks with built-in planters
- Dog run for your 4-legged friends
- Attached 2/3 car garage with insulated, automatic garage door
- Optional Charger for Electric Vehicle in Garage
- Cold Water Hose bib provided in garage
- Composite Decking for outdoor spaces

Interiors

- Flat ceilings throughout
- Choice of three paint colors (Walls and trim)
- 5 1/4 inch modern profile baseboards
- Melamine shelving in pantry and master closets
- Electric or Gel Fireplace in living room
- Luxury Lighting fixtures allowance
- Low voltage wiring (phone, cable/satellite, security pre-wire)
- Painted or stained wood, solid core doors

features

Flooring

- Premium Flooring Allowance for living areas and bedrooms
- Solid Wood Stair treads on all stairwells
- Floating Stairs Optional in select Residences
- Modern Profile Handrails

Kitchen

- Custom full height cabinetry in your choice of Profile and finish
- Pull out drawers.
- Soft close drawer hinges
- Tile Backsplash
- Appliances: Generous appliance package (Gas range, refrigerator, microwave, dishwasher)
- Stone countertops throughout
- Premium Plumbing fixtures allowance

Bathrooms

- Primary Bathroom features an Ultra-luxurious wet room with a soaking tub and walk-in shower.
- Double vanity with rectangular undermount sinks in Primary Bath
- Primary full shower tile surround with semi frameless glass door
- Guest Bathroom to include tile surround tub/shower
- Premium Plumbing fixtures and Bathroom accessory allowance
- Pedestal sink in powder rooms

NOTE: Allowances may be changed or adjusted by builder or customer based on desired selection choices. Standard Features above represent typical amenities unless otherwise specified in writing and may vary by plan.



Renderings may show optional items that would be an additional cost to buyers, please see full specifications for details.







03

10



ocation

Experience the cachet of a neighborhood defined by classic charm intimately woven into a vibrant urban center. Central to choice conveniences and rich in cherished character . Gordon Square is a hotspot for haute living with all the benefits of being moments from Downtown Cleveland, Hopkins Airport and Edgewater Beach.





Océanne

OPEN

COFFEE - HOME BAKED



Cleveland

THE VANTAGE



NORTH COAST HARBOR
DOWNTOWN

THE FLATS
IRISHTOWN BEND

OHIO CITY

EDGEWATER HILL
DETROIT - SHOREWAY

TREMONT

CLARK - FULTON

STOCKYARDS

BROOKLYN CENTRE

BROOKSIDE

OLD BROOKLYN

BIG CREEK

WEST BOULEVARD

CUDELL

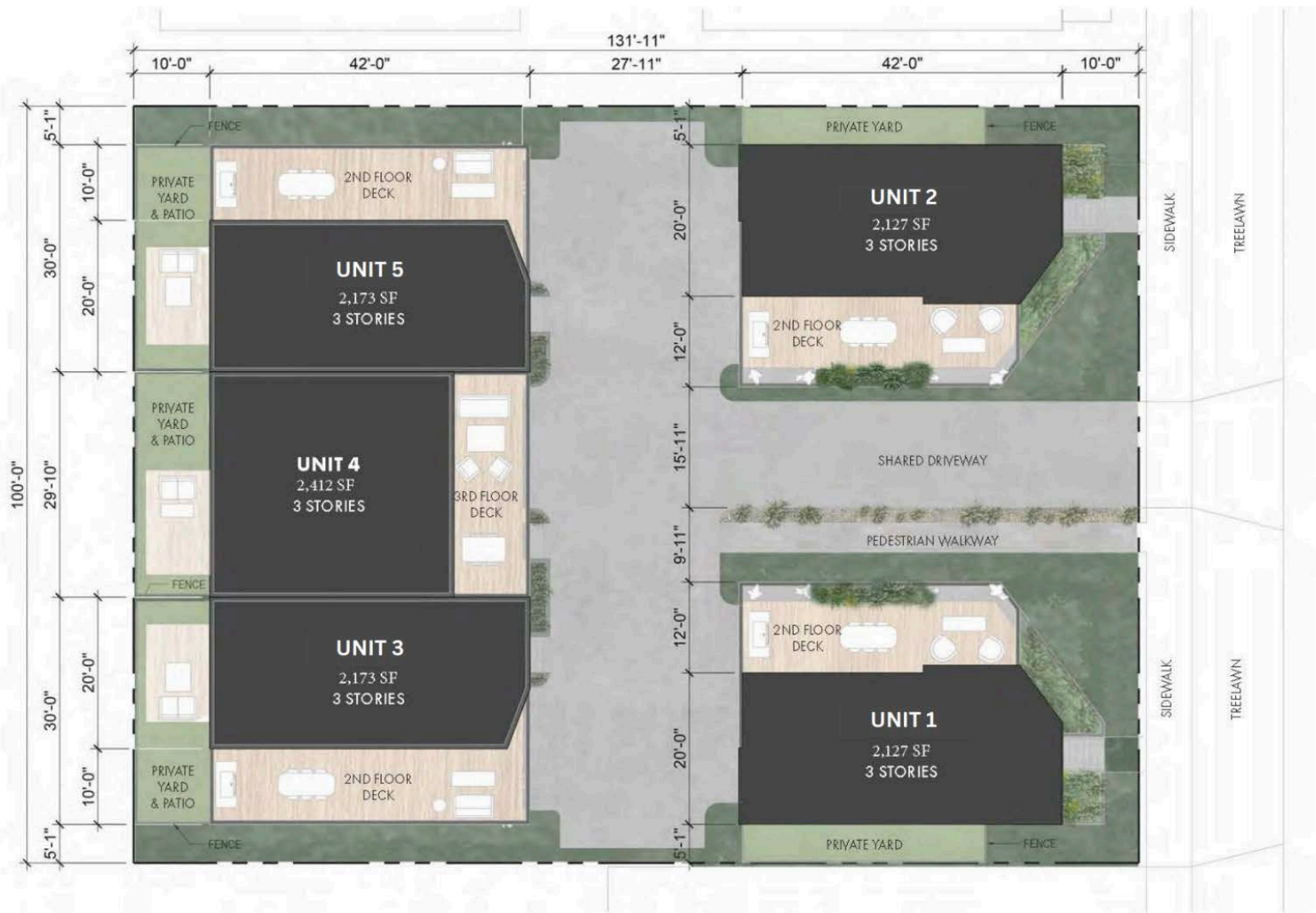




04



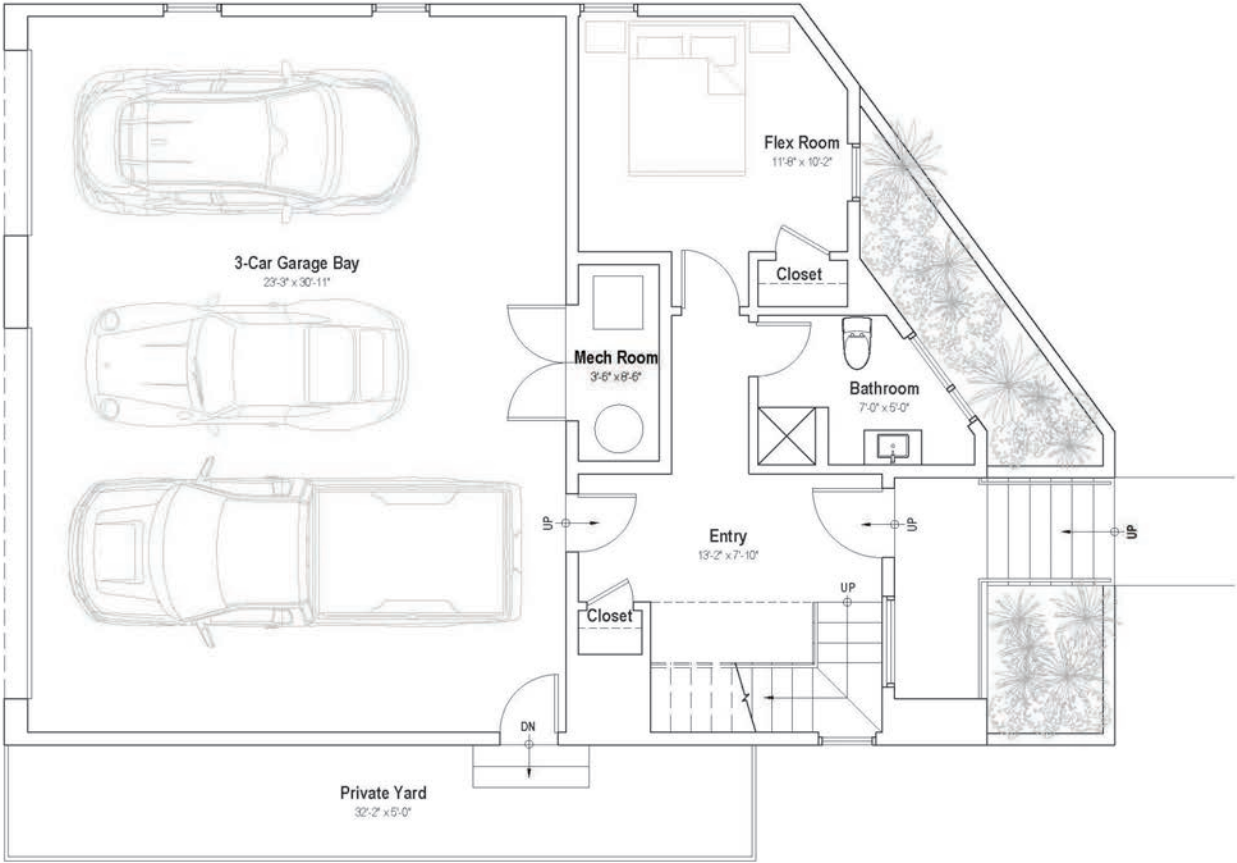
floor
plans



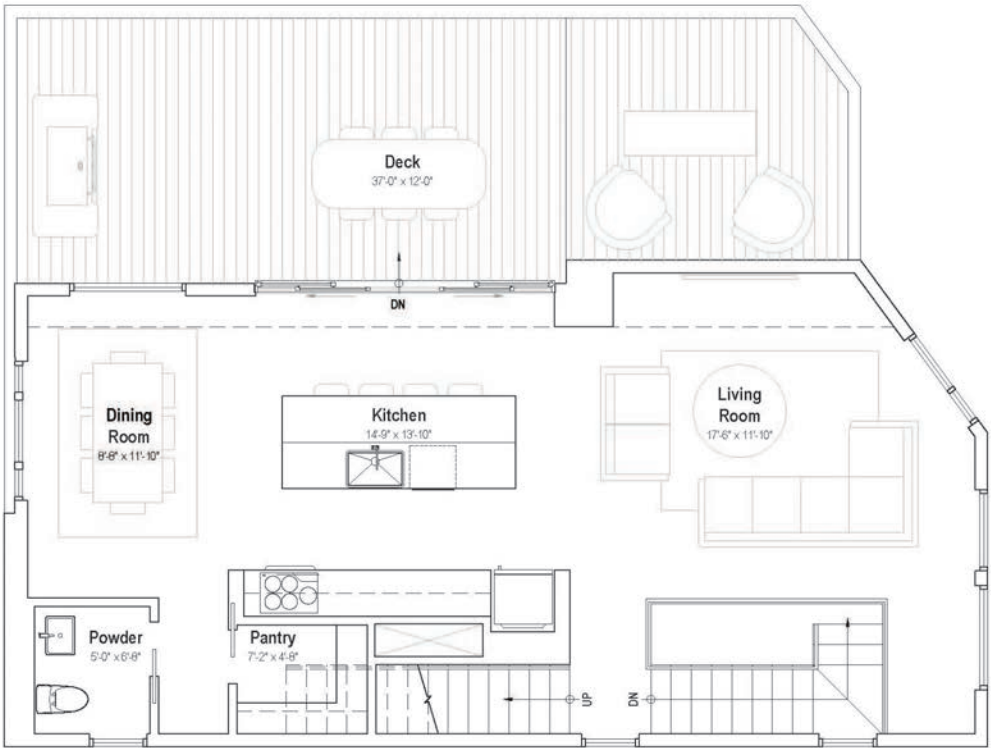
UNIT 1

3 bedrooms
3 full + 1 half bathrooms
2,127 sqft

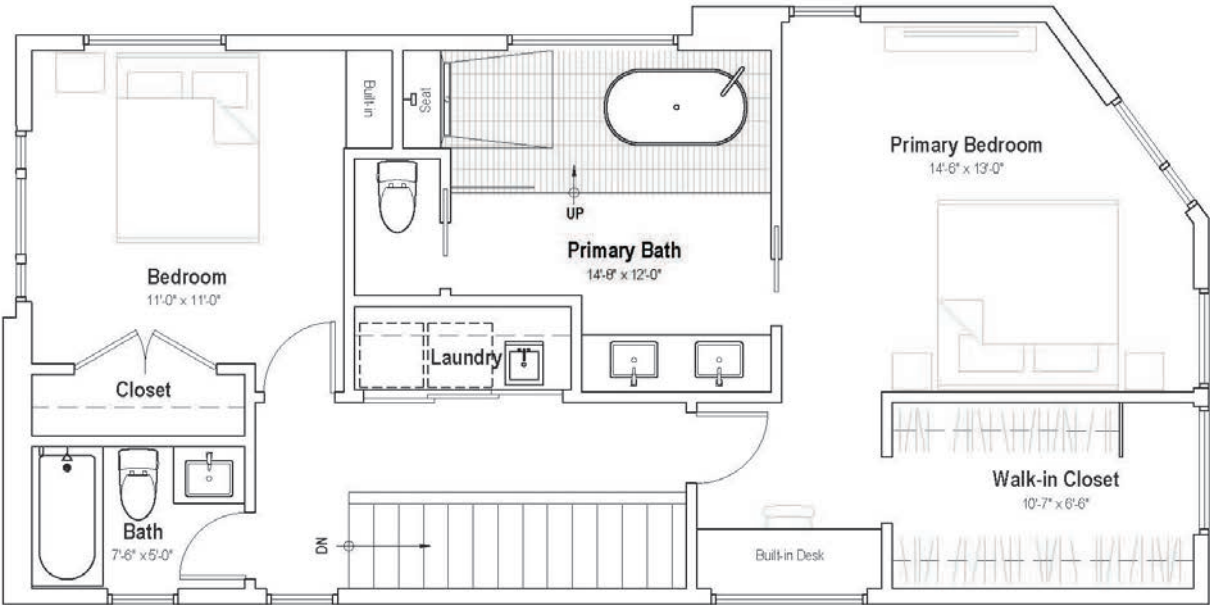
FIRST FLOOR



SECOND FLOOR



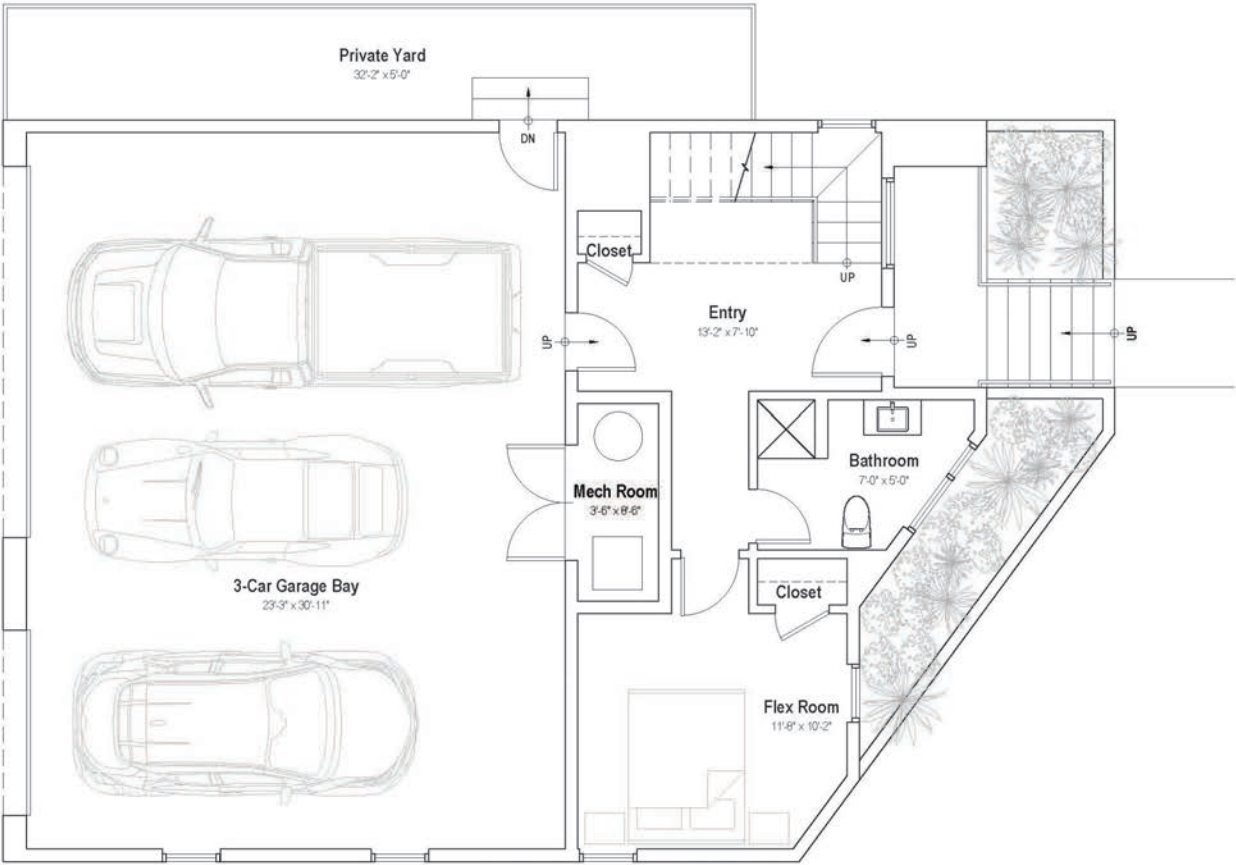
THIRD FLOOR



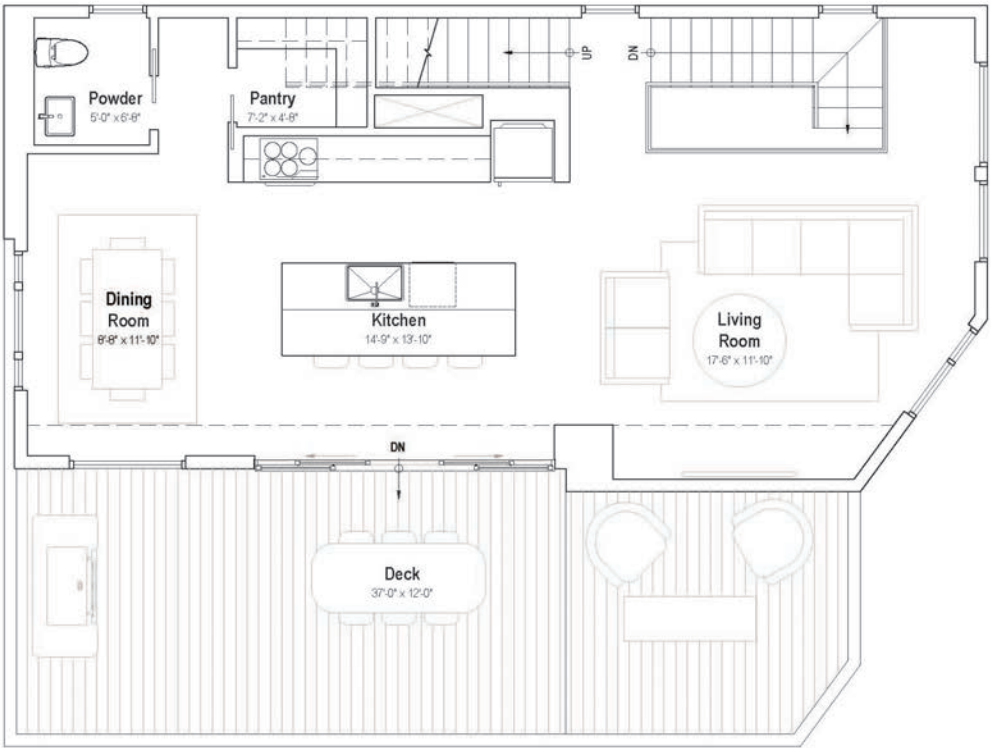
UNIT 2

3 bedrooms
3 full + 1 half bathrooms
2,127 sqft

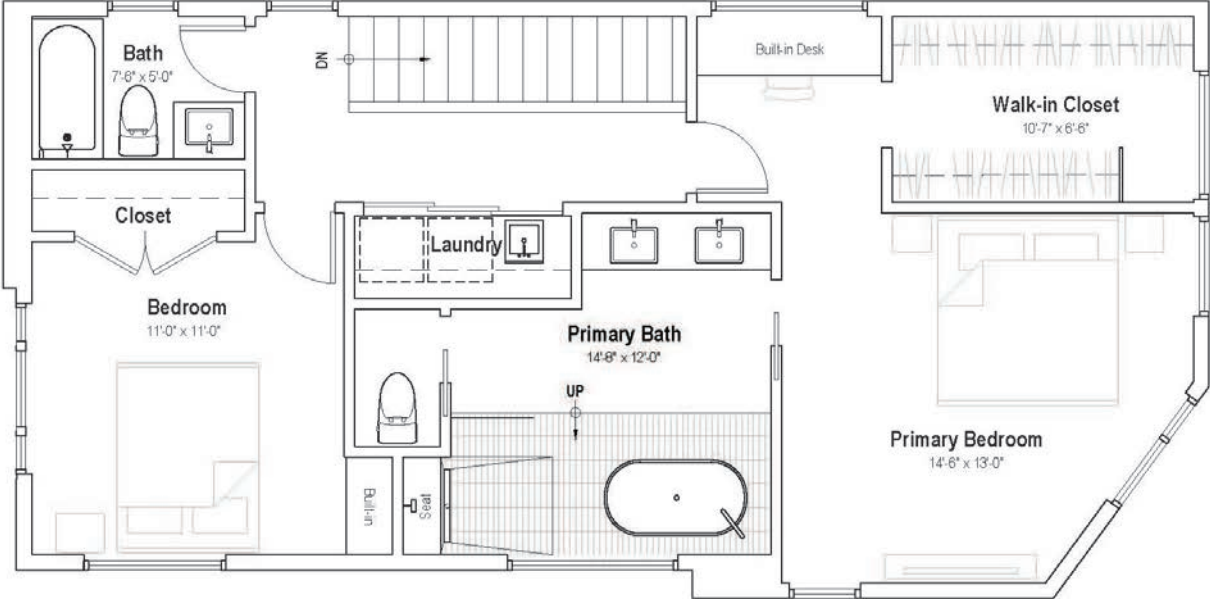
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

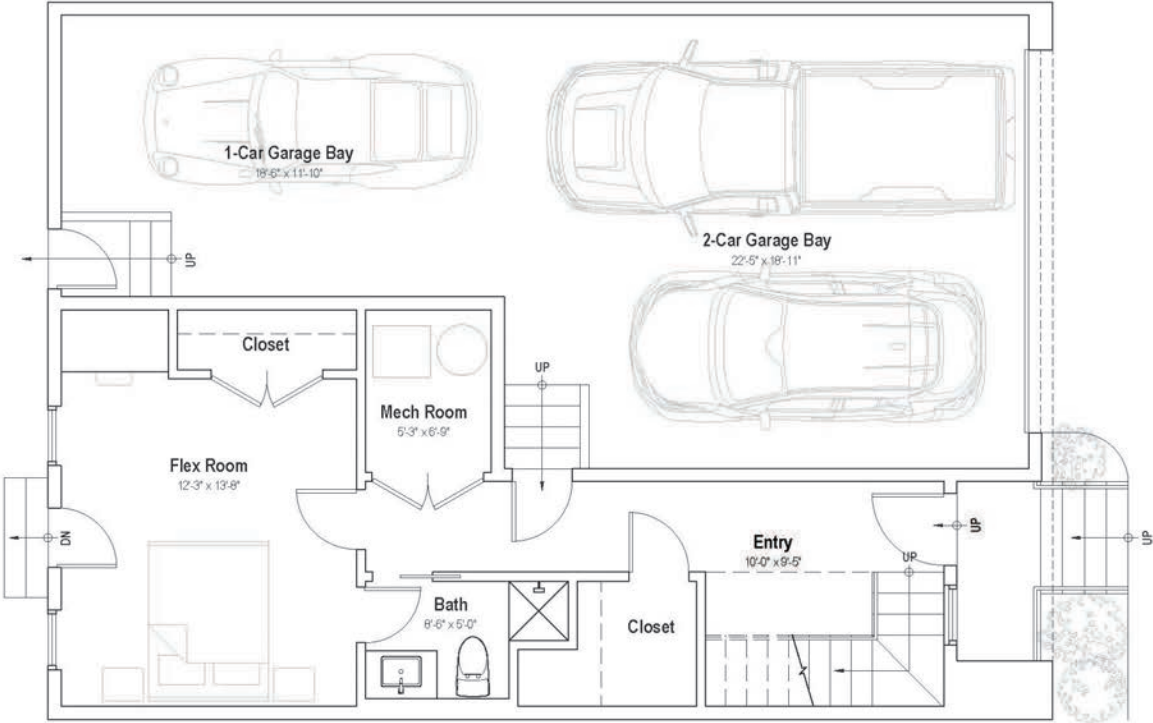


Ted Theophylactos
ted@howardhanna.com
216-375-7060

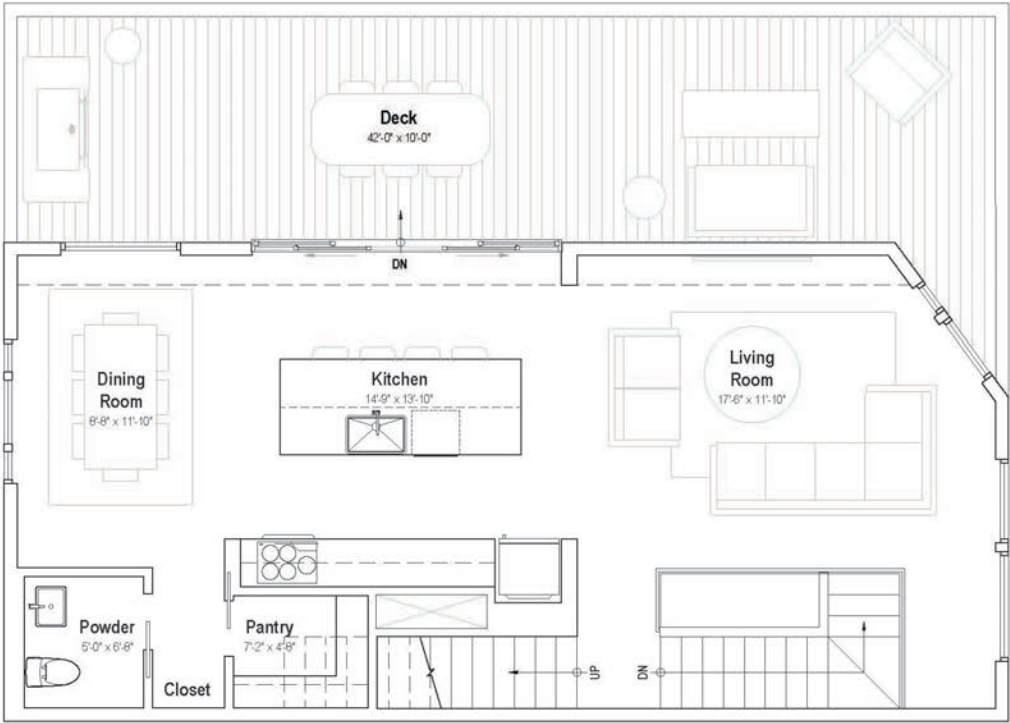
UNIT 3

3 bedrooms
3 full + 1 half bathrooms
2,173 sqft

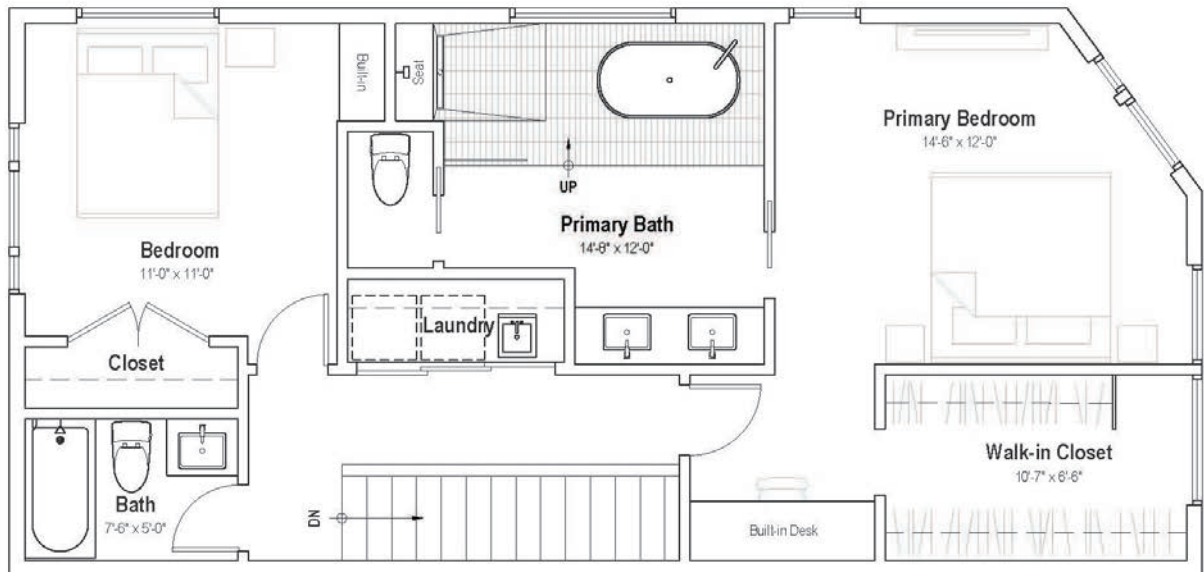
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

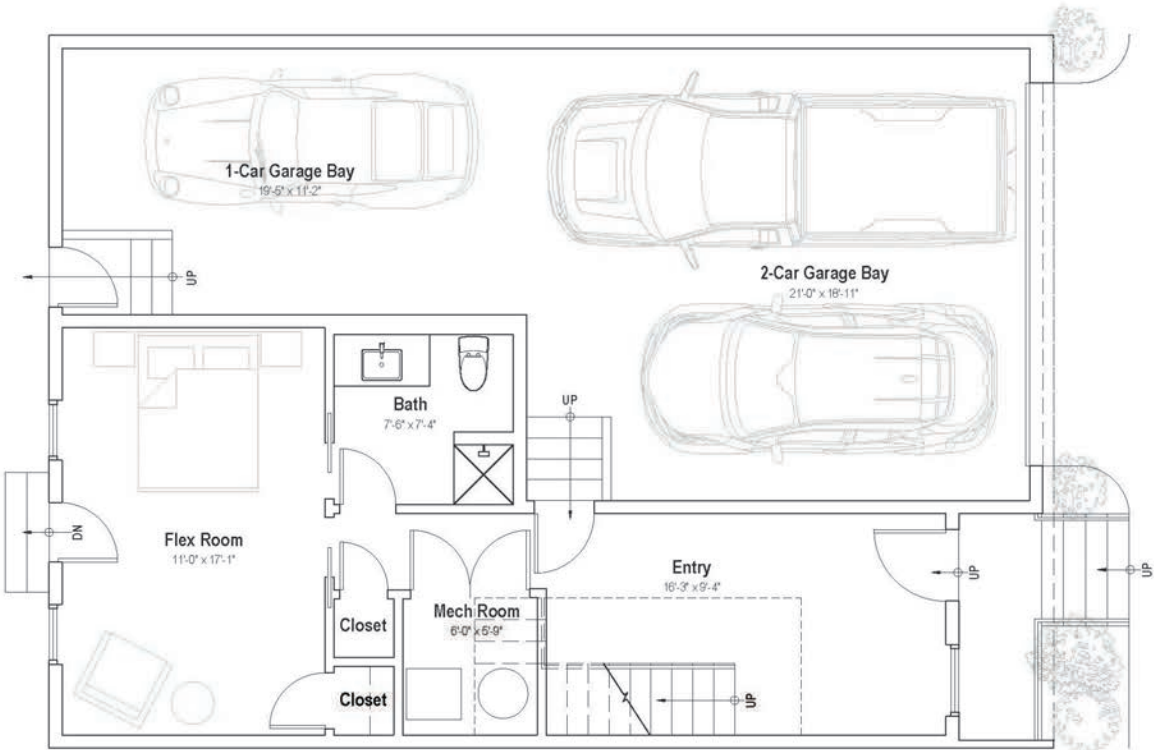


Ted Theophylactos
ted@howardhanna.com
216-375-7060

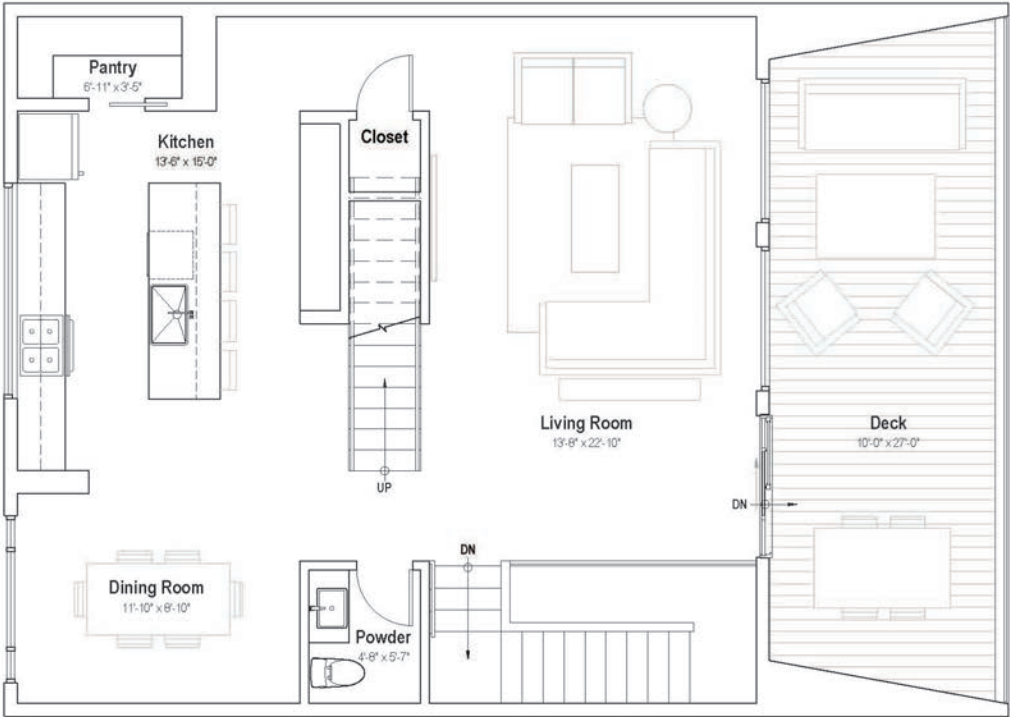
UNIT 4

3 bedrooms
3 full + 1 half bathrooms
2,412 sqft

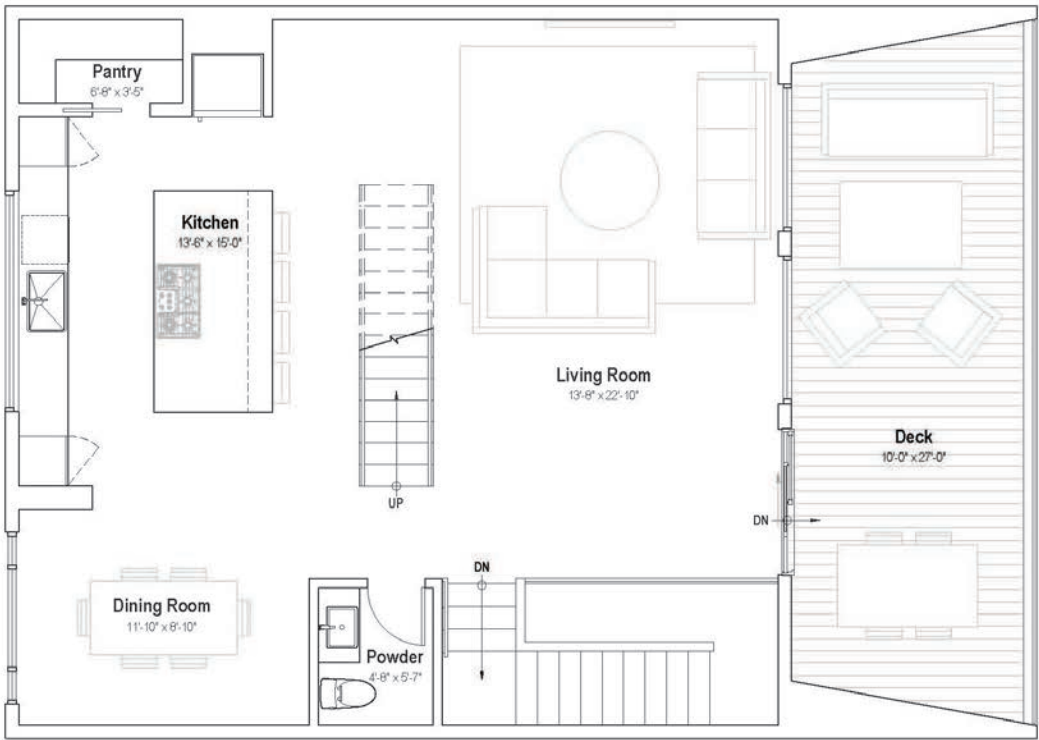
FIRST FLOOR



SECOND FLOOR

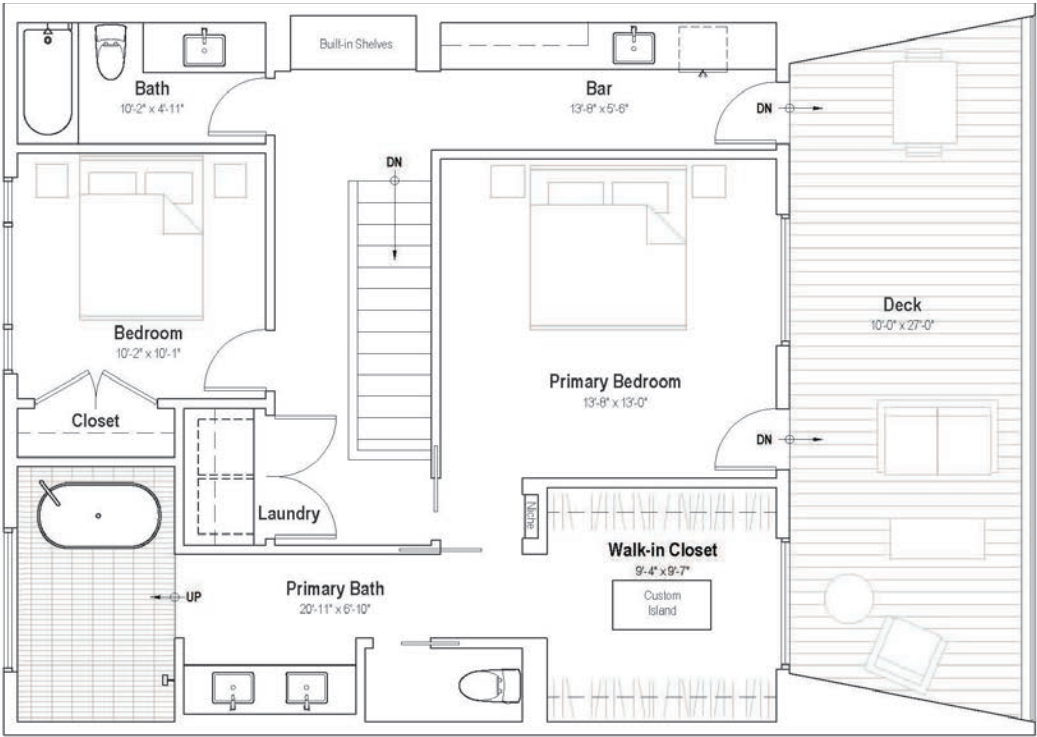


thevantagecle.com | 5219 Herman Avenue



alternative second floor for an additional cost

THIRD FLOOR

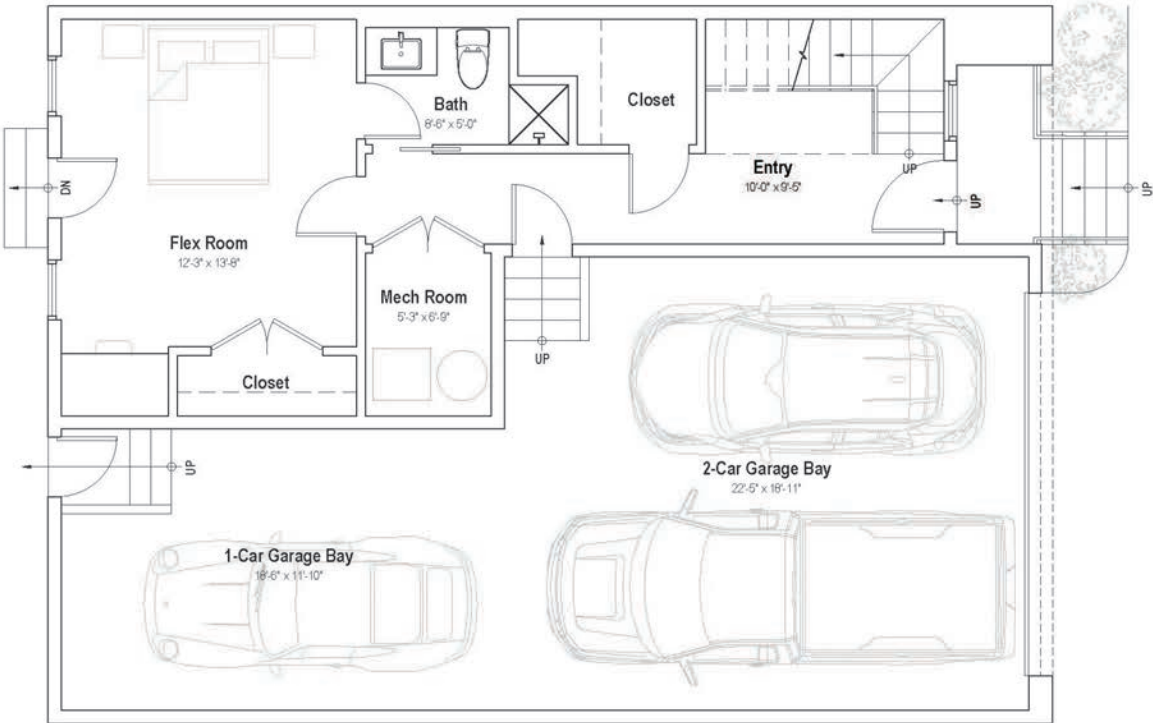


Ted Theophylactos
ted@howardhanna.com
216-375-7060

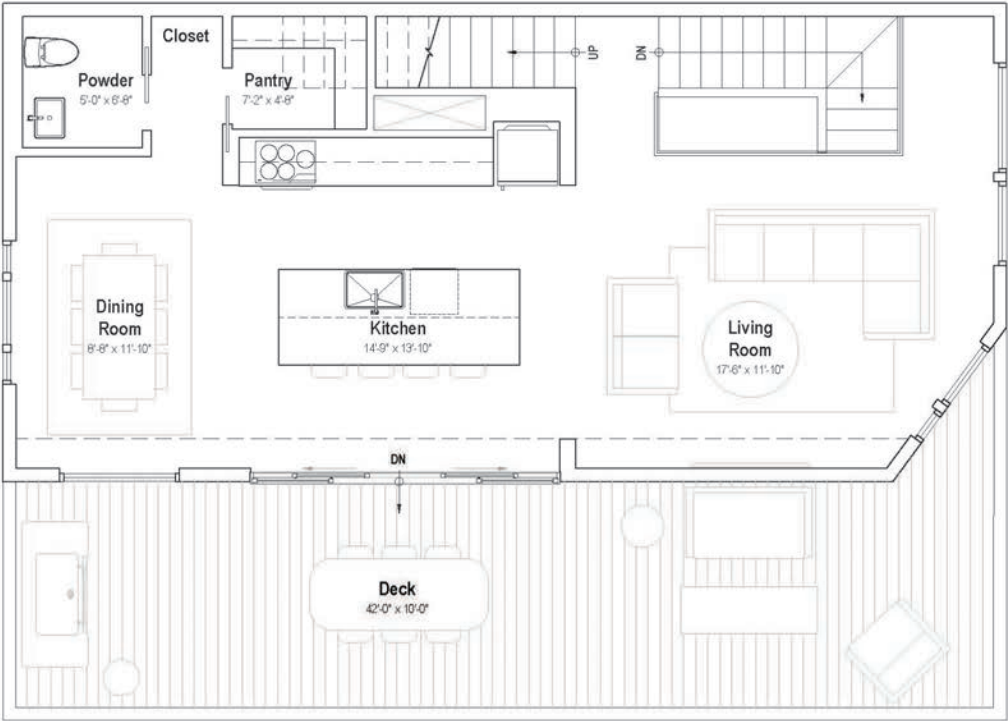
UNIT 5

3 bedrooms
3 full + 1 half bathrooms
2,173 sqft

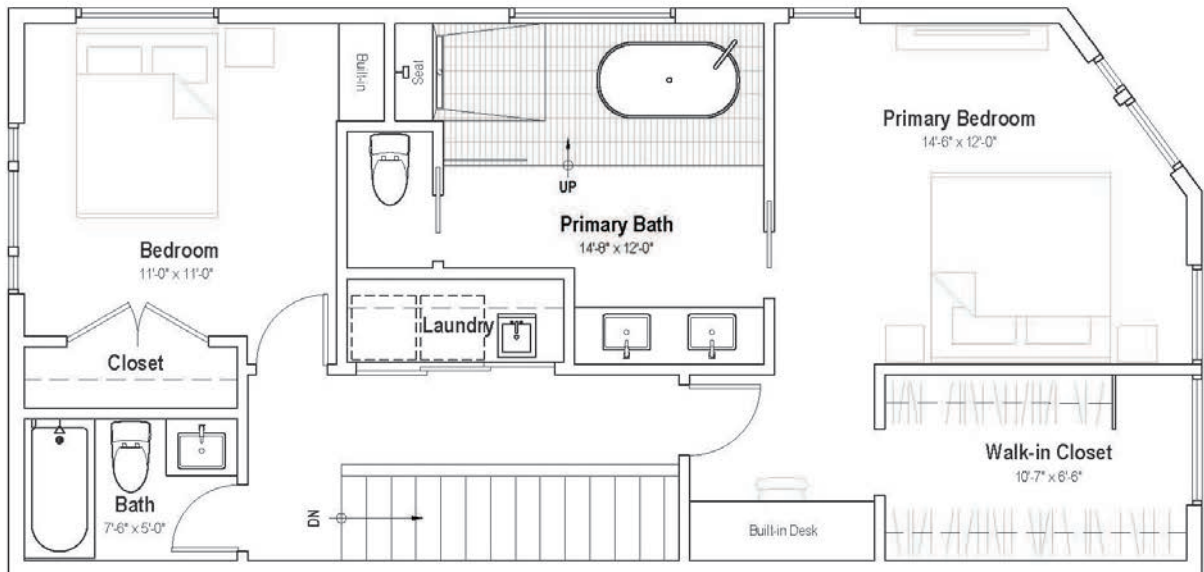
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Ted Theophylactos
ted@howardhanna.com
216-375-7060





05

UNIT 1	3 beds 3 full + 1 half baths	3-car garage
UNIT 2	3 beds 3 full + 1 half baths	3-car garage
UNIT 3	3 beds 3 full + 1 half baths	3-car garage
UNIT 4	3 beds 3 full + 1 half baths	3-car garage
UNIT 5	3 beds 3 full + 1 half baths	3-car garage

price



2,127 sqft	SOLD	\$749,900
2,127 sqft	SOLD	\$769,900
2,173 sqft	5215 Herman Avenue	\$744,900
2,412 sqft	SOLD	\$769,900
2,173 sqft	SOLD	\$719,800

cing



Renderings may show optional items that would be an additional cost to buyers, please see full specifications for details.



06



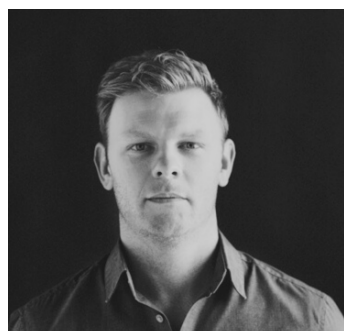
team



Ted Theophylactos

*Ted & Co. | Howard Hanna
President*

Ted Theophylactos, a residential sales leader in Cleveland for 20+ years, excels in both East and West side communities. Specializing in new construction, he collaborates on luxury projects with top developers. Recognized for market expertise, Ted mentors a #1 ranked team at Howard Hanna's City Office, Ted & Co., managing 5 full-time agents. He is known for his vast knowledge in financing, mortgage trends, design trends, and buying and selling strategies



Michael V. Horton

*Horton Harper Architects
Principal, Co-founder*

Michael Horton is principal and co-founder of *Horton Harper Architects* and a licensed architect in the State of Ohio. He has previously served as Adjunct Professor at Kent State University where he taught undergraduate design studios. Mr. Horton has lectured at the Cleveland Urban Design Collaborative and served as a guest speaker for the American Institute of Architect's Cleveland Chapter. He is a graduate of Kent State University where he earned his Bachelor of Architecture and Bachelor of Science in Architecture.





Ted Theophylactos
ted@howardhanna.com
216-375-706