

Weinberg, Isaacs plan Cliff View Terrace condos near Clifton

BY SARAH JEFFORDS

BUSINESS FIRST STAFF WRITER

A vacant lot at the northwest corner of Brownsboro Road and Idlewylde Drive soon will be home to a mixed-use condominium building called Cliff View Terrace.

Reed Weinberg, principal in RBW Real Estate Group LLC, and Mark Isaacs, principal in Legacy Homes, have formed RBW Legacy LLC to oversee development of the half-acre site.

RBW Legacy has an agreement to buy the land, at 2411 Brownsboro Road in the Crescent Hill/Clifton area, from Brown Noltemeyer Co., Weinberg said. The transaction is scheduled to close in late June or early July.

He declined to disclose the purchase price of the land, but the assessed value of the property is \$35,000, according to the Jefferson County Property Valuation Administrator's Web site.

Weinberg also declined to disclose the total cost of the development, saying only that it is a multimillion-dollar project. He added that the partners are in the process of securing financing.

Rooftop terraces among perks

RBW Legacy has received the necessary planning and zoning approvals, and work is expected to get under way this summer. Construction of the four-story structure will take about a year to complete, Weinberg said.

Like other in-fill developments that Isaacs has tackled in the past, Cliff View Terrace will consist of residential and commercial space. Plans call for a total of 28 living units on four floors, plus 1,800 square feet of commercial space on the first floor.

The top level will be set back from the edge of the building, allowing room for a community rooftop terrace and lounge as well as private terraces for the fourth-floor condo units.

Other amenities include an indoor park-

the "bread and butter" of Legacy Homes.

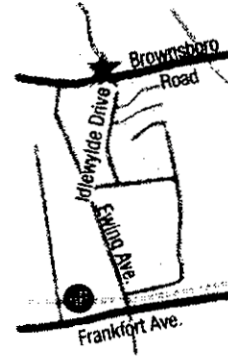
Isaac's company has led many successful similar projects, such as Highland Terrace on Baxter Avenue. He took the lead as the architect, and his firm also will serve as general contractor.

The role of RBW Real Estate Group will be to oversee condo sales. Development officials now are beginning to market the units and accept pre-sell reservations.

Weinberg said he expects the condos to appeal to individuals seeking a work/live arrangement. Other selling points of the development are its affordability and its proximity to downtown, he added.

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Cliff View Terrace



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Description: A condominium project that will consist of 28 residential units and 1,800 square feet of office space

Location: 2411 Brownsboro Road, which is on the northwest corner of Brownsboro Road and Idlewylde Drive

Price range: \$125,000 to \$350,000 for the residential units; cost of the office space has not been determined

Size of the living units: Ranges from 750 square feet to 2,000 square feet

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Cliff View Terrace plans call for 28 living units on four floors, plus 1,800 square feet of commercial space on the first floor.

ing garage off Idlewylde Drive, a pedestrian entrance off Brownsboro Road, a fitness center and private balconies.

Both partners bring expertise to the table

Cliff View Terrace represents the first project on which Weinberg and Isaacs have joined forces.

Weinberg, who also owns an office building at 1815 Brownsboro Road, learned the property was for sale.

He then sought out Isaacs as a partner because he knew building urban-style condos in older neighborhoods tends to be