

Skypoint condos in NKY provide one-of-a-kind views

By [Tom Demeropolis](#) – Senior Staff Reporter, Cincinnati Business Courier
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The team working to redevelop the former Newport Baptist Convalescent Home went through a number of iterations before deciding on turning the building into luxury condominiums.

120 Main LLC, whose members include [Ed Horgan](#), [Marc Gilioli](#), [Ben Trautmann](#) and [John Trautmann](#), purchased the building early in 2018, looking to turn the nursing home into about 110 apartments. Working with architect [Denis Back](#), they decided luxury condos would be the highest and best use of the building. Skypoint Luxury Condos will have a total of 45 condos between two phases.

[Ed Horgan](#) said they wanted to come up with a way to take advantage of the property's best attribute.

“The most important thing about this project is the views,” Horgan told me.

To view the model condo at Skypoint, click on the images above.

The model condo at Skypoint has 63 feet of floor-to-ceiling windows with views of Newport and the downtown Cincinnati skyline. [John Trautmann](#) said there is no other condo in the area that offers something similar.

“Not even close,” [John Trautmann](#) told me.

[Ben Trautmann](#) said the building's design lent itself to an industrial, contemporary design.

“We decided to go with it,” [Ben Trautman](#) said.

The first phase of Skypoint will have 19 condos with 16 facing the city and three with courtyard views. The second phase will include the remaining 26 units.

The condos will range from 950 square feet to more than 1,700 square feet with prices between \$240,600 and \$584,600, including a garage space.

All of the units have 10-foot ceilings with exposed concrete. The mechanicals are exposed and the condos have hardwood floors. The model condo includes a gas fireplace, quartz countertops, a large walk-in pantry and two bedrooms.

Skypoint's amenities will include a swimming pool, clubhouse, exercise facility, a business center, a recreation and party space off the lobby, an enclosed courtyard, a dog park with trails and a pond, on-site parking and a rooftop lounge with a wet bar.

Turnbull-Wahlert Construction Inc. is the builder on Skypoint. Back served as the architect. J.A. Trautman Realtors is listing the condos at Skypoint. Forcht Bank is providing the development loan on Skypoint, as well as special purchase contract-rate lock financing for condo buyers.

The developers also partnered with the Catalytic Fund on the redevelopment project. The Catalytic Fund is a not-for-profit organization that invests in real estate developments in Covington, Newport, Ludlow, Bellevue and Dayton.

"If not for the Catalytic Fund, we wouldn't be standing here," Horgan said.

The development partners also thanked the city of Newport, saying officials with the city were great to work with throughout the process.

A ribbon cutting for the model condo is scheduled for 4:30 p.m. Aug. 26. Skypoint is located at 120 Main St. in Newport.