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Construction ramps up on luxury condo project in Newport: SLIDESHOW

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Feb 14, 2020, 1:55pm EST

Work to transform the former Newport Baptist Convalescent Home into luxury condominiums is ramping up.

120 Main St. LLC, whose members include [Ed Horgan](#), [Marc Gilioli](#), [Ben Trautman](#) and [John Trautman](#), are transforming the building into Skypoint Luxury Condos with total of 45 condos. Work is underway on the first phase including 21 condos plus the development's amenity areas.

Horgan said about 60 tradespeople are in the building currently, working on plumbing, electricity and HVAC. The goal is for drywall to start going up next week.

As we toured the building this week, Horgan explained most of the first phase units have 63 linear feet of floor-to-ceiling windows with a view of the Cincinnati skyline.

"It's all about the views," Horgan told me. "The views are part of the living space."

To get a look at renderings of the completed development and photos of the model condo, click on the images above.

Eight of the first 21 condos have been pre-sold. The condos in the first phase of Skypoint will include a mix of two-bedroom, two-bathroom units and two-bedroom, 2.5 bath units. The second phase will have one-bed, one-bath; one-bed, two-bath; two-bed, two-bath and two-bed, 2.5-bath condos.

The majority of the condos are priced between \$300,000 and \$600,000, with a few of the one-bedroom units in the second phase going for \$222,000.

The condo finishes are contemporary, with lots of clean lines, but the developer also can do more traditional finishes if requested. Finishes include quartz or granite countertops, hardwood flooring and custom blinds.

One change to the condos is that the units with city views will have larger decks. The developers are extending the decks out an additional 3 feet to give more outdoor space.

Amenities at Skypoint will include a private courtyard, a fitness center, a private swimming pool with kitchenette and bar, a rooftop deck with wet bar and restrooms, a clubhouse/party room, a business center, on-site storage and covered parking.

Horgan said Skypoint is convenient to many areas, including downtown Cincinnati, the airport and local hospitals both in Kentucky and Ohio.

CM Squared LLC is the general contractor on the project, with [Denis Beck](#) serving as the architect. J.A. Trautman Realtors is listing the condos at Skypoint. Forcht Bank is providing the development loan on Skypoint. The developers also partnered with the Catalytic Fund on the redevelopment project.

Horgan said the first units and the amenity spaces at Skypoint are expected to be complete in August.

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