

# BAY CREEK

LUXURY IN THE HEART OF BAY VILLAGE



Custom, Quality  
Craftsmanship



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Mark Reinhold  
Architect



# OSTER SERVICES

Oster Services offers a full spectrum of construction services to articulate your dreams, and add custom beauty and functionality to your home.

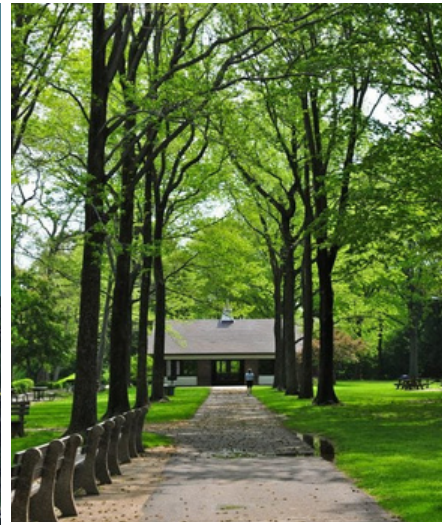
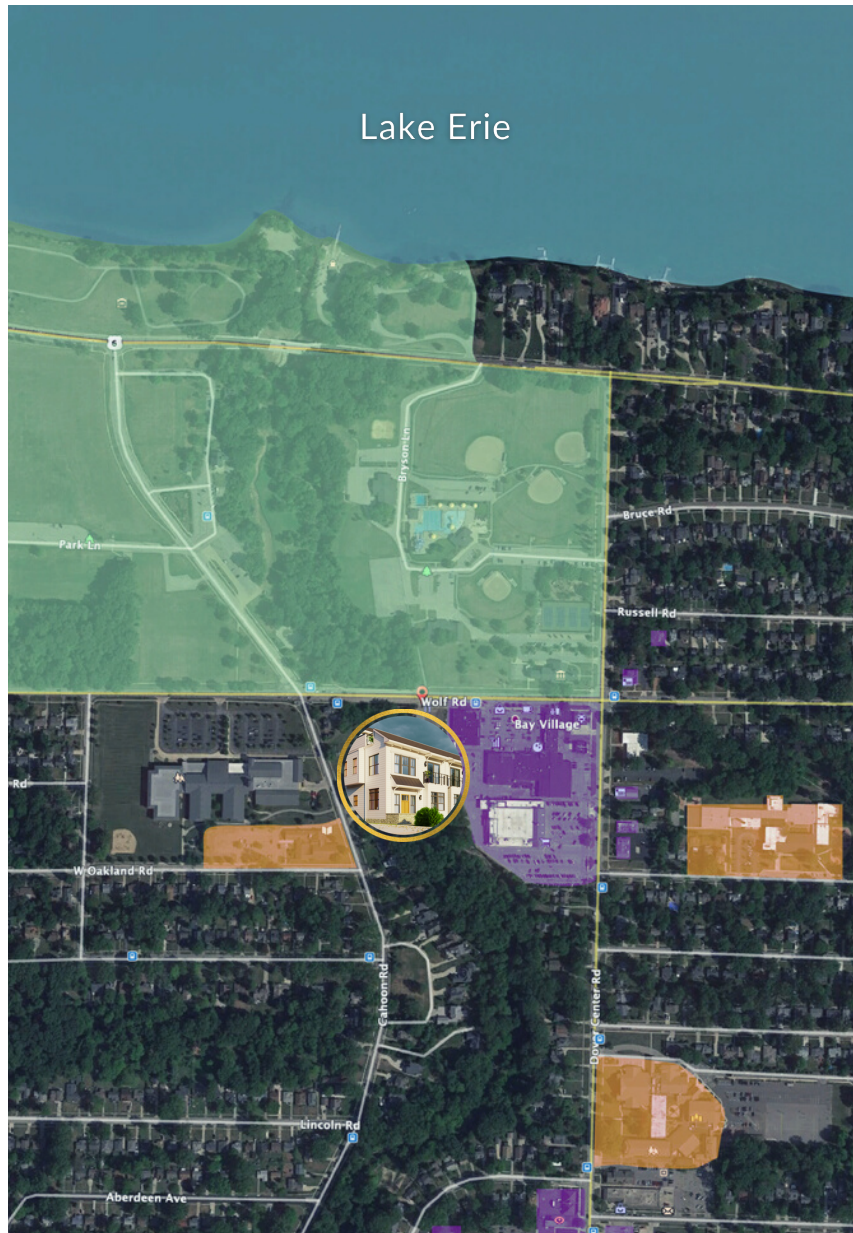
Our work is delivered with personal customer service. Quality craftsmanship and attention to detail is our hallmark.

Owners, Jess and Alexis Oster, believe every customer deserves the best craftsmanship possible, at the right price. They approach every project as a partnership, with distinct ideas and goals, and are determined to have the clients' vision brought to fruition through personal and professional service.

With a talented team of employees, and reliable, licensed and insured subcontractors, your ideal space can become a reality with Oster Services. We understand the complexities of remodeling & building and we will guide you through the process with clarity and transparency. Our attention to detail, our personal service, and our quality workmanship will minimize your stress and complete your project in a reasonable time frame, allowing you to enjoy the journey of your project.

We look forward to working with you,  
- Jess & Alexis





# LOCATION

Beautifully nestled along five miles of Lake Erie's wooded southern shore, the City of Bay Village blends the convenience of its west side location with the tranquility of an almost totally residential community.

Founded in 1810 by Joseph Cahoon of Connecticut, the City has maintained its New England flavor and its origins both in general architectural and community lifestyle. Bay Village residents are fortunate to have a community rich in recreational and cultural opportunities.

## **PARKS & RECREATION**

- Huntington Beach
  - Huntington Reservation
  - Bay Boat Club
  - Cahoon Memorial Park
  - Cahoon Volleyball Courts
  - Bay Village Swimming Pool
  - Rose Hill Museum
  - Bay Skate Park & Disc Golf Course
  - Lake Erie Nature & Science Center
  - Village Bicycle Cooperative
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## **SHOPPING & DINING**

- Chatty's Pizza
  - Ironwood Cafe
  - Bay Diner
  - Thyme Table
  - Mojo's Coffee & More
  - Malley's Chocolates
  - Arrabiata Italian Restaurant
  - Pizza Hut
  - Heinen's Grocery Store
  - Ross Wine & Liquor
  - BAYarts
  - Sew Crazy Embroidery Shop
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## **SCHOOLS & RESOURCES**

- PNC | Citizens | Huntington Banks
- US Postal Service
- Bay Branch Cuyahoga County Public Library
- Emjaez Dance Studio
- Bay Youth Center
- Normandy Elementary School
- Westerly School
- Glenview School
- Bay Middle School
- Bay High School
- St Raphael Catholic Church & School
- Bethesda On the Bay Lutheran Church





# TIMELESS DESIGN & CUSTOMIZATION

Oster Services is known for building beautiful, high-quality, customizable homes with timeless designs and premium finishes.

**Extensive interior customization is available including floor plan customization, elevators, fireplaces, kitchen design, finished basements, etc.** Oster Services' project managers will guide you through a personalized selections process. Plumbing, Appliances, Cabinets, Tile, Countertops, Closets, and Lighting will be selected at Vendor-partner showrooms in order to provide almost unlimited options to personalize your home.

# STANDARD FEATURES

## GENERAL

- 2,846 Sq Ft Approximate Finished Space
- 817 Sq Ft Unfinished Basement
- 530 Sq Ft Rooftop Terrace
- Insulated Two Car Garage
- Homeowners Association
- Construction Loan Financing by Westfield Bank

## FOUNDATION

- Poured Concrete Foundation
- 8' Unfinished Basements
- Passive Vapor Mitigation System (See Disclosures)

## CEILING HEIGHTS

- Level 1 Ceilings: 10' | Level 2 Ceilings: 9' & 10'
- Level 3 Ceilings: 9' | Basement 7'9"

## INSULATION

- R-49 Fiberglass Attic Insulation in Conditioned Areas
- R-21 Fiberglass Exterior Wall Insulation in Conditioned Areas

## ROOFING

- Standing Seam Accent Roof
- Dimensional Asphalt Roof
- Rubber Rooftop Deck

## WINDOWS, DOORS & SIDING

- Pella Lifestyle Series Windows or Equivalent
- ThermaTru Entry Doors
- Everlast Advanced Composite Siding
- Dutch Quality Stone Veneer

## MECHANICALS

- Carrier 96% Efficient Furnace
- Carrier 14 SEER A/C
- Programmable Thermostat
- 200 Amp Electrical Service
- Decora Switches and Receptacles
- 6" Recessed Can Lights
- 50 gal Power Vent Gas Hot Water Tank
- Panasonic Bath Fans

## Interior Trim

- 3 ½" Casing | 5 ½" Baseboard
- Solid Core Two Panel Doors

## FLOORING

- Carpet in All Bedrooms
- Premium Engineered Wood Floor in Common Areas & Hallways

## PAINTING

- Trim & Doors: Painted Semi-Gloss White
- Walls: Two Color Choices

## CLOSET SHELVING

- Melamine Shelving

## KITCHEN

- Premium All Plywood Cabinets with Soft Close Drawers & Doors
- A Variety of Quartz & Granite Countertop Options
- Full Tile Backsplash | Engineered Wood Flooring
- Bosch Appliances | Vented Range Hood

## BATHROOMS

- Dual Bowl Vanity in Main Bath
- Full Custom Tile Shower in Main Bath
- Fiberglass Tub with Custom Tile Surround
- Tile Floor (12x24) in Guest & Master Bathrooms
- Premium All Plywood Cabinets with Soft Close Drawers & Doors
- A Variety of Quartz & Granite Countertop Options
- Frameless Mirrors

## WARRANTY

- Manufacturer's Warranty on Materials
- 30 Year Foundation Waterproofing
- 1 Year Builders Warranty

## ITEMS WITH ALLOWANCES

- Decorative Lighting = \$3,500
- Plumbing Fixtures = \$6,050
- Cabinets = \$15,000
- Appliances = \$8,435
- Closet Shelving = \$4,675
- Countertops = \$6,550
- Hardwood Flooring = \$9,200
- Carpet = \$4,650
- Tile (labor & material) = \$11,650
- Glass & Mirrors = \$1,695

# RESIDENCES 1 & 3

27409 Wolf Road: \$849,000 | 27405 Wolf Road: \$799,000



LEVEL 1



LEVEL 2

## LEVEL 1

Open Concept Kitchen, Dining & Living Area  
Front Porch Entry  
Two Car Garage  
Powder Room -or- Optional Elevator

## LEVEL 2

Master Bed with Walk-In Closets & Oversized Bath  
& Balcony (Balcony on Residence 1 only)  
Guest Room  
Bonus Flex Space  
Laundry  
Storage -or- Optional Elevator

# RESIDENCES 1 & 3

27409 Wolf Road: \$849,000 | 27405 Wolf Road: \$799,000



LEVEL 3 & ROOFTOP DECK

## LEVEL 3

Third Bedroom or Flex Space

Large, Rooftop Terrace

Closet -or- Optional Elevator



# RESIDENCES 2 & 4

27407 Wolf Road: \$799,000 | 27403 Wolf Road: \$779,000



LEVEL 1



LEVEL 2

## LEVEL 1

Open Concept Kitchen, Dining & Living Area  
Front Porch Entry  
Two Car Garage  
Powder Room -or- Optional Elevator

## LEVEL 2

Master Bed with Walk-In Closets & Oversized Bath  
Guest Room  
Bonus Flex Space  
Laundry  
Full Bath  
Storage -or- Optional Elevator

# RESIDENCES 2 & 4

27407 Wolf Road: \$799,000 | 27403 Wolf Road: \$779,000



LEVEL 3 & ROOFTOP DECK

## LEVEL 3

Third Bedroom or Flex Space

Large, Rooftop Terrace

Closet -or- Optional Elevator

# SITE PLAN



## RESIDENCE 1

27409 Wolf Road: \$849,000

## RESIDENCE 3

27405 Wolf Road: \$799,000

## RESIDENCE 2

27407 Wolf Road: \$799,000

## RESIDENCE 4

27403 Wolf Road: \$779,000

# FINANCING



## WESTFIELD BANK

Finding the right mortgage loan is easy with the expert lending team at Westfield Bank. We know the market and take the time to get to know you, so that we can offer a solution tailored to your needs. And since we're your community bank, you can count on quick decisions and greater flexibility.

Westfield Bank offers competitive solutions for:

- **Construction loans**
- **Lot loans**
- **Jumbo loans**
- **Purchase or refinance loans**

*Visit [westfield-bank.com](http://westfield-bank.com) to find a loan officer in your area.*

**Pete Malizia**  
440.746.8183

[PeterMalizia@westfield-bank.com](mailto:PeterMalizia@westfield-bank.com)

NMLS #161760

Mortgages are originated by Westfield Bank, FSB (NMLS #607706).  
All loans are subject to credit review and approval. 8/18



# BIOS

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## Jess and Alexis Oster | Oster Services Founders

Jess has over 30 years of construction experience. He has put together a talented team of employees, and reliable, licensed and insured subcontractors and he expects a high level of service and integrity from all. Alexis spent the first 14 years of her career gaining valuable business and legal experience as General Counsel of a Cleveland based insurance company. She partnered with Jess in 2009 to start Oster Services. They intentionally chose the word "Services" in their company name as all of their work revolves around servicing their customers. Their main goal is to always leave their customers happy. They understand the complexities of remodeling & building and will guide you through the process with clarity and transparency. Their attention to detail, personal service, and quality workmanship will minimize your stress and complete your project in a reasonable time frame, allowing you to enjoy the journey of your project.

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## Vince Monachino | Oster Services Construction Manager

In his role as Construction Manager, Vince oversees the Townhome Division of Oster Service's Commercial. Vince has over 20 years of commercial and residential construction experience. For the last six years Vince has specifically focused on luxury townhome and condo projects in Northeast Ohio. Vince and his wife live in Lakewood where they spend their free time active in the outdoors.

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## Mark Reinhold | Architect

Mark is a licensed Architect in the state of Ohio who, in his career, has designed projects all across the country from Napa Valley to New York City. His work has concentrated on residential projects for the last 26 years and has included single family and multifamily projects in northeast Ohio. Mark has been published in Northeast Ohio magazines and has been part of award-winning projects in Lakewood and the Detroit Shoreway area. Priding himself on not producing "cookie cutter" designs, Mark knows that unique solutions have been the mainstay throughout his portfolio of work. Mark has completed historic renovations, new buildings with historic and updated styles, additions, and major remodels while working hand in hand with the owners.

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Oster Services' Awards:



# CONTACT

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