

Hamilton Place Narrative

Hamilton Place is a proposed Residential Townhome Community on 3+/- acres at the northeast corner of State Street and Richards Street in downtown Geneva, Illinois. It is adjacent to a variety of uses including, retail, commercial, industrial and residential. Due to the mix of adjacent land uses, this proposed townhome community shall provide an alternative residential product, which is not currently present in the immediate area. As a result, those residents desiring an urban life style with limited maintenance requirements now have a viable option in downtown Geneva.

Karis Capital, a local development company, will be developing the site, inclusive of 48 residential townhome pads. Ownership is under contract with Ryan Homes/NVR a leading national residential builder to acquire the improved pads upon site development completion. The Company serves homebuyers in 33 metropolitan areas in fourteen states, including, Maryland, New York, North Carolina, Virginia, Ohio, Indiana, Illinois, South Carolina, Pennsylvania, Tennessee, Florida, Delaware, West Virginia and New Jersey, as well as Washington, D.C. The Company's national experience, capacity and true understanding of the homebuyer, will benefit the Hamilton Place Development by producing a quality product which will fuel strong market demand.

Hamilton Place shall provide a luxury townhome community, inclusive of common area courtyard for residents and a bike path connecting to outdoor recreational areas. Furthermore, the superior location of Hamilton Place makes it convenient and walkable to the vibrant downtown Geneva amenities ... restaurants, shops, library and the Metra station. The Townhomes shall provide 2-car garages, Craftsman interior throughout, Quartz countertops, upgraded cabinetry, and stainless steel appliances. Upstairs, shall include 2 to 3 bedrooms providing plenty of space for a home office, kids playroom, or overnight guests.