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Coffee Lofts 'Bringing a fresh aroma to downtown'

Reece & Nichols

"Can you smell it? Fresh grounds percolating, the essence wafting up to your nose, dreaming of ..." said Brian Reilly of Master Realty Properties Inc.

"OK, OK. This is not a commercial, but living in the Coffee Lofts definitely brings a fresh aroma to downtown," he continued.

Situated at the corner of Seventh and May streets one block east of Broadway in Kansas City's Historic Garment District, the Coffee Lofts, renovated in 2006, is 100 percent complete, offering what Reilly describes as 49 striking one- and two-bedroom lofts featuring a variety of elegant floor plans.

Sales have been at a brisk pace, and only 16 units remain.

"Now is a great time to own a piece of downtown history," Reilly said.

"The Coffee Lofts are perfect for the urban professional who enjoys a high level of both customized finishes and customer service. And the fact that they are located in the Historic Garment District gives it that little something extra," he said.

The building itself is a solid concrete structure with steel framing, which lends to efficient heating, cooling and lower energy bills, in addition to a significant reduction in sound transfer.

Interior features of each loft encompass concrete beams and ceilings, huge windows with spectacular views of downtown and a host of "standard features" considered as upgrades in some other residential developments.

"We have any number of options available for the buyer whether they want to purchase a loft with its current features," Reilly said, "or work with our construction firm — CMJ Enterprises Urban Home Builders — who can customize their new home with anything as simple as new light fixtures to a complete gut and remodel."

Coffee Lofts resident John Bennett Jr. purchased a loft about 12 months ago, and said that one of the main reasons he chose to live here was because of the location.

"I work right down the street, so it is very convenient for me to be able to walk to work every morning," Bennett said. "You don't realize how much less stressful it is to not have to drive 30 minutes each way to work.

"You also save a lot of money on the expenses involved in commuting. Living in close proximity to your work is not only less nerve-racking, but easier on the wallet too."

Another outstanding feature for Bennett is the large light vent windows. "It's very rare that you find windows this big in a historic building," he said. "Mine are 12 feet tall and make [the loft] more livable and add lots of ambient light. My loft is only 750 square feet, but it feels twice as large because of the windows. It's like having an indoor patio looking out over the financial district."

Building amenities include a fitness center with Precor equipment, storage lockers, a clubroom, secured telephone entry system and an attached parking garage.

Remaining units range from 990 to 1,400 square feet and are priced from \$199,000 to \$307,000.

The homeowner's association dues are approximately 25 cents per square foot, and the taxes are very low, ranging from \$200 to \$600 per year, due to the current tax abatement in place. There is also a one-year home warranty.

Another aspect distinguishing Coffee Lofts from other downtown developments is that the developer is one of the pioneers in the downtown residential development business.

Celebrating its 20th anniversary this year, Master Realty Properties (MRP) has a long-standing relationship with the downtown community, developing approximately 2,000 lofts within that time.

Because they are a local firm, as opposed to an out-of-city or out-of-state developer coming in to build one structure, they possess a wealth of experience that makes them uniquely qualified to meet the demands of this market.

Reilly explained, "MRP took into consideration the last 20 years of development and condominium sales that we have done, and used that information in both determining just what today's urban homebuyers are looking for and the best ways for MRP to meet those demands."

Bennett loves his new home and enjoys all that it has to offer.

"It's a great neighborhood. The Phoenix Jazz Bar is literally a block from here, I walk to the River Market on Sunday to get fresh produce, and I have lots of flexibility to walk to the city's greatest venues."

Prospective buyers are invited to view floor plans, photos and more at www.KCLoftCentral.com, the main site for all MRP's downtown projects. For more information about the Coffee Lofts, contact Anne Marie Oldham at (816) 842-6544.

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