

For Sale: Historic Mansion in Newport, Kentucky
335 East Third Street, Newport, Kentucky 41071



Property Features:

- For Sale: The Taylor Mansion, formerly known as Bellevue
- 6,972 SF building situated on a 0.430 acre parcel in Newport, Kentucky
- Beautifully appointed home is being offered with all current furnishings, some of which are believed to be antique
- The property is seen by many as the most historical home in Northern Kentucky and is listed with the Newport Historical District and the acclaimed Iconic Mansion Hill National Register
- Originally built for James Taylor V in 1837, one of Newport's prominent founders, and is one of the few Newport buildings of its kind still around today
- Reportedly designed by Benjamin Latrobe, who also designed the United States Capitol building in Washington, D.C.
- Features significant architectural design including unique oversized crown moldings, detailed stain glass windows, numerous intricate chandeliers, and impressively sized rooms, some with ceiling heights over 17'



Lot Size:	0.430 acres (Parcel numbers 999-99-03-527.00)
Building Size:	6,972 SF
Number of Parking Spots:	11
Year Built:	1837
Zoning:	R-2/ Residential Two- Single and Two Family
Utilities:	All Public

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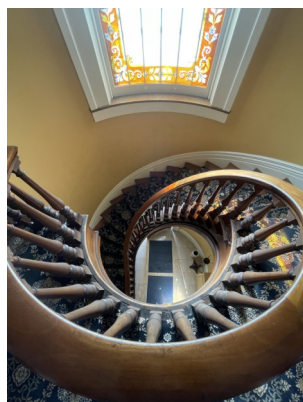
Lexington Office:
154 Patchen Drive, Suite 72
Lexington, Kentucky 40517

Briana Stiff (270) 315-0548 cell

The information contained herein is from sources believed, but not guaranteed to be reliable. Urban Groupe makes no representation or warranties regarding the property and you should conduct a careful, independent investigation of the property to determine its suitability for your use and investment.

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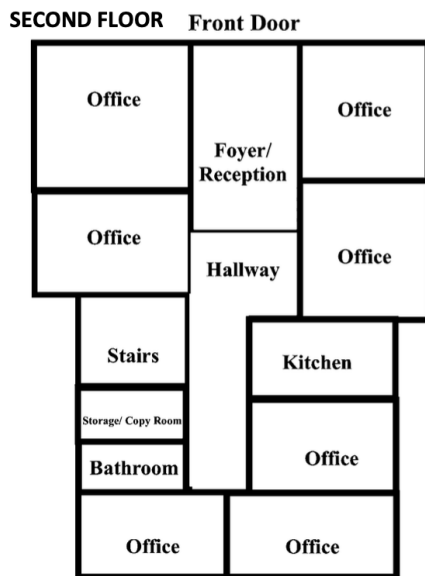
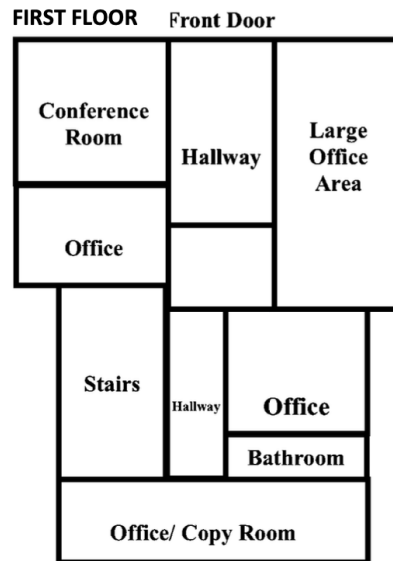
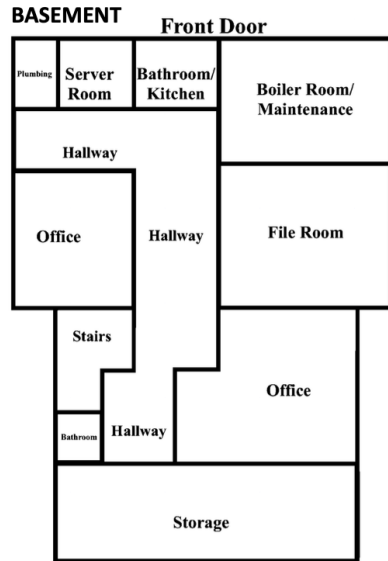


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PLEASE NOTE THIS PLAN IS FOR GENERAL LAYOUT PURPOSES ONLY AND IS IN NO WAY TO SCALE OR GUARANTEED TO BE ACCURATE.

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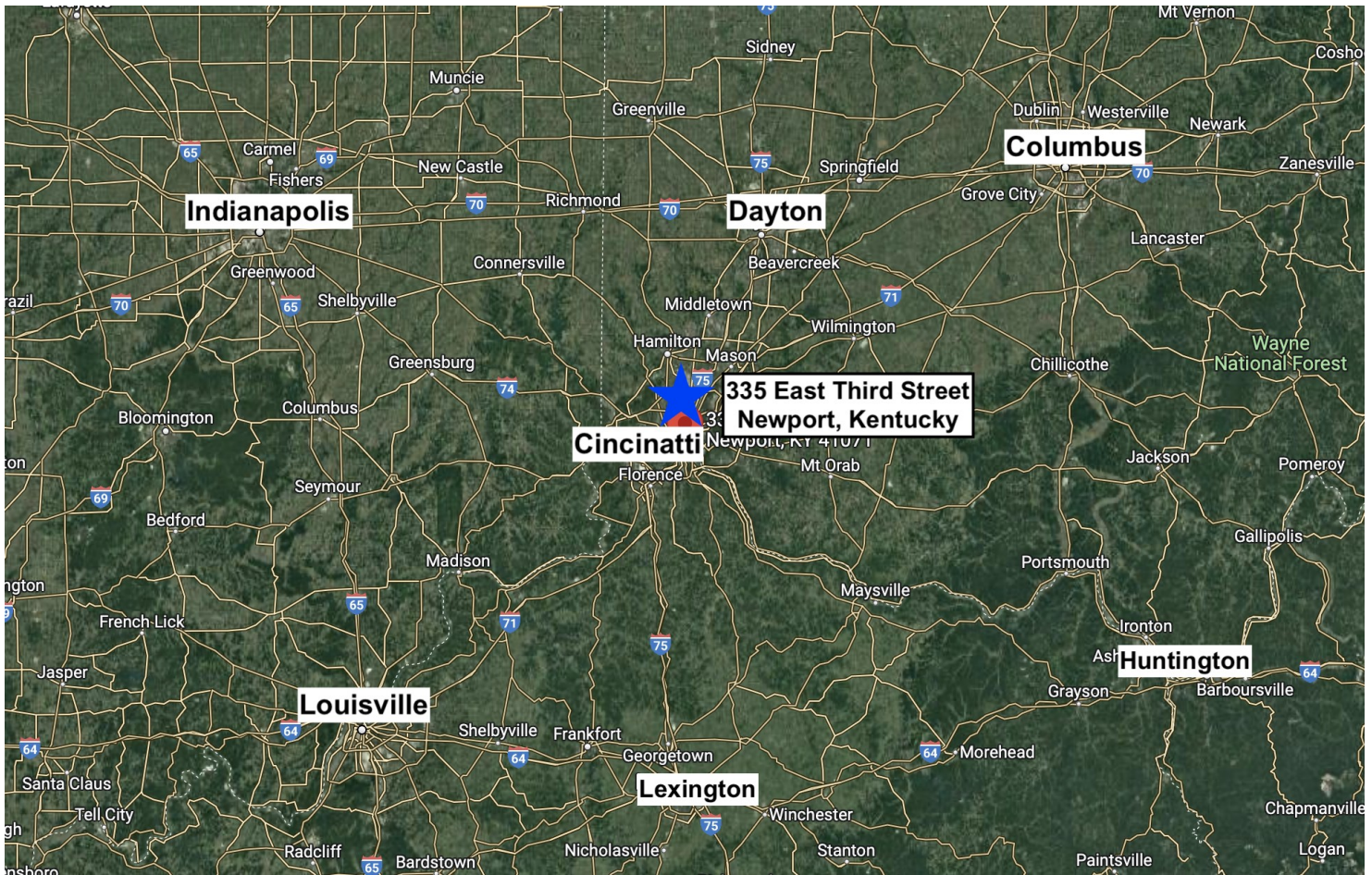


Area Information: The property benefits from being centrally located within walking distance of Newport's revitalized arts and entertainment district, Covington and downtown Cincinnati. Newport's riverfront area provides breathtaking views of the Cincinnati skyline and offers many attractions including the Newport Aquarium, Newport on the Levee, lots of historical landmarks, festivals, restaurants, and unique local retail shops which draws approximately 4 million visitors per year according to the City of Newport.

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Regional Information: Newport is located in Northern Kentucky near the Kentucky/Ohio state line. It's part of the greater Cincinnati metropolitan area and is positioned within 150 miles of Louisville, Indianapolis, Dayton, and Columbus. The property sits just off the I-75 corridor making it a highly accessible location for many companies doing business within the region.

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IMPORTANT INFORMATION

SHOWING AND INSPECTION DATES FOR THE PROPERTY ARE:

April 6, 2022, 10AM to 1PM

April 19, 2022, 1PM to 4PM

May 4, 2022, 10AM to 1PM

Disclosure

Please note: This property is in receivership and is subject to Order(s) entered in that certain civil action Truist Bank v. Rebel Properties, LLC, et al., Case No. 20-cv-00161 and the information contained herein is believed to be true and accurate, provided, however, no representations or warranties of any kind are made hereby and the recipient hereof is relying exclusively on its own due diligence. Purchaser acknowledges that Receiver is selling the property pursuant to an order of Federal Court and otherwise in accordance with the requirements of applicable including, but not limited to, 28 U.S.C. §§ 2001 et seq., and the Receiver has had no involvement in the development, entitlement or contraction of the Premises. Notwithstanding anything to the contrary, herein contained, Purchaser expressly understands, acknowledges and agrees that the conveyance of the Property shall be made by the Receiver to Purchaser on an "as is, where is" basis, and "with all faults," and Purchaser acknowledges that Purchaser has agreed to buy the Property in its present condition and that Purchaser is relying solely on its own examination and inspections of the Property and not on any materials or information (including but not limited to any environmental reports, investigations, or assessments) furnished or statements or representations made, by Receiver or any agents or representatives of the Receiver, except as otherwise specifically set forth herein. Purchaser hereby acknowledges that, except as otherwise specified herein, Receiver makes no warranty or representation, express, or implied, or arising by operation of law, including but not in any way limited to, any warranty condition, habitability, merchantability, or fitness for a particular purpose of the Property or any portion thereof, or with respect to the economical, functional, environmental, or physical condition, compliance with all applicable laws, ordinances and regulation, or any other aspect, of or affecting the Property. As required by KREC regulations, let it be known that the Receiver, Mark Rubin, is also the licensed Broker for Urban Groupe, the listing company for the Property.