

← River

Lake →



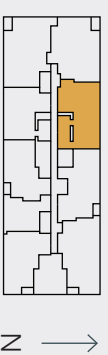
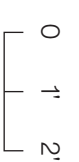
THE REED

CONDOMINIUMS

Residence 04

fl 37-41 / 1535 sf / 2 bed 2 bath + den

Scale: 5/16" = 1'-0"



Residence Features

Unit Features

- Skyline, river, park & lake views
- 9' loft custom finish concrete ceilings*
- Expansive floor-to-ceiling windows
- Private outdoor balconies**
- Painted solid core entry and interior doors
- Individually controlled and on-demand heating and air conditioning with programmable smart thermostat
- Keyless electronic unit entry door lock
- USB charging outlets at bedrooms and kitchen islands**
- Wide-plank wood flooring in all living spaces and bedrooms
- Individual in-unit washer & dryer hook up
- Choice of custom designed finish packages to personalize your home

Kitchens Cabinets & Lighting

- Custom European style flat panel cabinetry with undercabinet lighting
- 3/4" quartz countertops with full height porcelain tile backsplash
- Architectural steel island legs
- Custom pendant light fixture over islands**
- Stainless steel under-mount single basin sink by Sterling (a Kohler Company)
- Hansgrohe HighArc 2-spray pull-down sprayer faucet

Appliances

- Integrated panelized 30" cabinet depth refrigerator with pull-out freezer. Three-bedroom residences have a 36" refrigerator
- Bosch stainless steel 30" convection oven
- Bosch stainless steel integrated hood
- Bosch 24" dishwasher with cabinetry panel
- GE Black Stainless Steel Built In Microwave or Bosch Black Stainless Steel Microwave Exhaust Hood Combination depending on unit.
- 1/2 HP Whirlpool garbage disposal

Primary Bath

- Custom designed steel legged double vanity
- 3/4" quartz countertops and dual Kohler porcelain under-mount sinks**
- Frameless, floating, wall-mounted medicine cabinets and mirrors
- Kohler frameless sliding glass shower door
- Toto dual flush toilets
- 12" x 24" designer porcelain tile floors and wall tile and tile shower base
- Hansgrohe lavatory faucets
- Hansgrohe shower head

Secondary Baths

- Custom designed steel legged vanity
- 3/4" quartz countertops with Kohler porcelain under-mount sink
- 12" x 24" designer porcelain tile floors and wall tile and tile shower base
- Hansgrohe lavatory faucets
- Hansgrohe shower head
- Soaking tub with shower

Powder Room

- Flat panel vanity
- 3/4" quartz countertops with Kohler porcelain under-mount sink
- 12" x 24" porcelain tile floors
- Hansgrohe lavatory faucets
- Mirror

Community Features

- 2-acre park
- River walk
- River side amphitheater at park
- Future water taxi stop
- Adjacent marina

Building Features

- 24-hour front desk services
- Package receiving system with cold storage for grocery delivery
- Professional on-site management services
- Professional maintenance staff
- Dry cleaning drop-off & pick-up area
- Garage parking with electric car charging stations
- Individual storage lockers
- Ground level bike room with bike wash and maintenance station

27,000 SF of Amenity Space

- Outdoor pool with cabanas
- Outdoor lounge with fire-pit and lawn feature for gathering
- Private owners' outdoor terrace and event space
- Private owners' lounge and display kitchen
- Private owners' study and co-work spaces
- Outdoor kitchen and grilling area with outdoor dining rooms
- Media room with 86" TV and live karaoke
- Sports lounge featuring interactive sports simulator
- Fitness club and outdoor fitness terrace
- Strength studio with free weights
- Motion studio for private class programming
- Private massage and salon rooms



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The amenities and project description (including, but not limited to, construction, standard item and build-out descriptions) listed above and in any other descriptive material are, at the current time, expected to be provided in the Condominium; however, the actual features and amenities may be excluded or modified, including changes, adjustments and substitutions of any materials, appliances, components, labor or other items. All such improvements are subject to the receipt of all applicable governmental permits and approvals. Seller expressly reserves the right to change or deviate from the amenities listed in this document. Developer license #2745064.

*9' painted drywall ceilings on level 41, per plan

** per plan