

LAWRENCEVILLE LOFTS

3725 Butler

NOTEWORTHY FEATURES

BEST PLACE TO LIVE

- Located In Pittsburgh Hottest Urban Neighborhoods: Lawrenceville!
- Proximity To Strip District, Downtown, Oakland And East Liberty
- Walking Distance To Fine Dinning And Entertainment Hotspots
- Panoramic View Of Downtown Pittsburgh And The Allegheny River

COOL BUILDING FEATURES

- Contemporary 6 Story, 24 Units, New Construction Building
- Lavish Rooftop Amenities Include Expansive Outdoor Terrace.
- Spacious Pet Park On Rooftop
- Wine Room with Private Lockers
- Thoughtfully Designed Rooftop Lobby
- Professionally Designed Cinema With Ample Seating
- Integral Garage With Private Access
- Secured Bike Storage
- Convenient Mail And Parcel System
- Fitness Center With Smart Gym Equipment
- Pet Washing Facility
- Optional Electric Car Charging System

UNDER THE HOOD

- Energy Efficient Heating And Cooling Systems
- Fiberglass Insulation And Thermal Efficient 7-ft Windows
- Expansive 150+ AMP Per Unit With LED Recessed Lights
- High Performance Acoustic Underlayment And Resilient Sound Isolation Clips
- Dedicated Air Conditioning System With Wi-fi Controls
- Dedicated Security System For Building, Elevator And Parking Area
- Quite Half-Horsepower Garbage Disposal
- Fiberglass Windows Provides Excellent Acoustic Performance With Exceptional Energy Efficiency

SMART. SAFE. SECURE.

- Self-Learning Wifi Controlled Thermostat
- Electronic Key-Fob Controlled Access
- Remote Controlled Garage Gate With Motion Controlled Lights And Camera
- Reinforced Entry Door With Peephole And Optional Smart Keypad
- Electrical Outlets with Built-In USB Ports in Bedroom

LUXURY HOME

- Offering 1, 2 and 3-Bedroom Condominiums
- Five Penthouse Units Offers Elevated Perspective on Lawrenceville, With Private Terraces
- Expansive Living with 7-ft Windows Throughout
- Select Units Features Private Terraces with Breathtaking Views of Downtown Pittsburgh and Allegheny River
- Spacious Nine-Foot Ceiling Heights in Living Spaces
- Premium Wide Plank Engineered Hardwood Flooring
- Contemporary Interior Doors with Premium Hardware
- Modern Flat Profile Painted Baseboard and Door Casing

CONTEMPORARY KITCHENS

- Contemporary Flat Panel Millwork Cabinets With Large Island
- Modern Cabinets And Drawings With Soft-close Technology
- Single Double Bowl Under-mounted Stainless Steel With In-sink Waste Disposal
- Premium Appliance Package:
 - GE Energy Star 24.7 Cu. Ft French-door Refrigerator, With Water Dispenser, Icemaker, Two Humidity-controlled Drawers And Full-width Adjustable Temperature Drawer.
 - GE Profile 30" Free Standing Gas Convection. 5.60 Cu.Ft Oven Capacity. Edge-To-Edge Cooktop. Extra-Large, Integrated Reversible Cast Iron Grill and Griddle. 18,000 BTU Power Boil Burner. Chef Connect Technology.
 - GE Profile Stainless Steel Interior Dishwasher With Hidden Controls. Dry Boost With Fan Assist. Deep Clean Silverware Jets. Bottle Jets. Third Rack
 - GE Profile 2.1 Cu.Ft Over The Range Sensor Microwave Oven. Chef Connect Technology. Sensor Cooking Controls.
- Modern Quartz Countertop With Breakfast Bar Overhang At Kitchen Island
- Delta Faucet With Pull-down Spray Head

SPA-INSPIRED BATHROOMS

- Vertically Stacked Large 12"X24" Bathroom Floor and Wall Tiles, with Detailed 2" X 2" Shower Floor Tile
- Custom Bathroom Vanities with Self-Close Technology
- Enormous Ceilings Height Vanities And Frameless Shower Glass Covers Roomy Walk-In Showers
- Dual-flush Toilets Combines Water Savings With Powerful Flush Performance

The above listed options are subject to change. All above finish options, furnishings, appliances, and other detailed matters, are abstract only and are not necessarily included in each unit, or if included, included as described. The developer reserves the right without notice to make modifications to floorplans, project design, features, finish options, materials and specifications to maintain the high standard of this development. The developer may also make such further modifications as are permitted by the seller disclosure statement and the contract of purchase and sale between the purchaser and developer. E.& O.E