

# THE REED

## SOUTHBANK

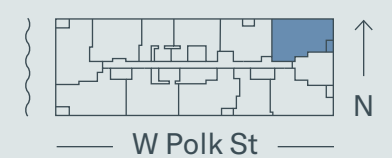


**RESIDENCE 12  
TYPE B**

**FL 23-30 / 1165 SF / 2 BED 2 BATH**

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

0 1' 2'



# THE REED SOUTHBANK

# 12B

FL 23-30  
2 BED 2 BATH

## RESIDENCE FEATURES

### UNIT FEATURES

- Skyline, river, park & lake views
- '9' lot custom finish concrete ceilings, per plan
- 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

- 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

- Private owners' study and co-work spaces
- Private owners' lounge and display kitchen
- Private owners' outdoor terrace and event space
- Outdoor lounge with fire-pit and lawn feature for gathering
- Outdoor pool and lounge area

### 27,000 SF OF AMENITY SPACE INCLUDES

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

### BUILDING FEATURES

- 2-acre park
- Riverwalk
- River side amphitheater at park
- Water taxi stop
- Adjacent marina

### COMMUNITY FEATURES

- Media room
- VR sports room
- State of the art fitness and HIIT facility
- Yoga room



The amenities and project descriptions (including, but not limited to, construction, standard items and build-out descriptions) listed above and in any other descriptive material are, at the current time, expected to be provided in the Condominium, including, but not limited to, construction, standard items and build-out descriptions (including, but not limited to, construction, standard items and build-out descriptions) listed above and in any other descriptive material are, at the current time, expected to be provided in the subject to the receipt of all applicable governmental permits and approvals. Seller makes no representation or warranty regarding amenities and features at the Condominium. 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 #1, per plan.