

## **Springfield Lofts – What separates Springfield Lofts from other buildings?**

### **FLOORING, CEILING HEIGHTS, LAYOUTS:**

- No two units have the same floor plan.
- Each unit is unique with its own views and design
- 153-year-old original solid maple tongue-in-groove flooring. This authentic type of flooring hasn't been replicable for over 100 years, and it is more durable than many other hardwoods.
- 12' to 14' throughout the building with the North Penthouse having 22' ceilings

### **SOUND PROOFING & CONSTRUCTION QUALITY:**

- Second and third floors have been supported by 24" steel beams installed by the manufacturer and previous building owner - Crucible Steel.
- Quality takes time to construct. The original floors had two layers of sub-flooring and the developer added 18" of insulation between drywall. This helps to reduce both interior and exterior noise that you may find in other condo buildings. With only 14 units in the building, every opportunity has been used to reduce sound transmission
- Exterior walls are approximately 2 feet wide of solid brick, many interior walls are between 3-5 feet of solid brick building support walls. This is not something buyers will see in other new condo developments.
- The condos live comparable to a single family home! Not only do the Springfield Lofts offer sizable rooms, storage, and open layouts, but no two units are on top of each other. The lobby, hallways & corridors are all oversized with ample space between the entry doors to each condo. Some units have no shared adjacent/party walls.

### **OVERSIZED & QUALITY WINDOWS:**

- Almost every condo faces two different directions - towards the city and the neighboring hills.
- The windows in every condo are oversized 4' x 8' with wood interiors and vinyl exteriors - top of the line in the residential world.
- The North Penthouse boasts massive 4'x10' windows!

### **BALCONIES:**

- 4' X 7' powder coated aluminum. These will always be easy to maintain and will not rust (because they are aluminum - not steel) nor will they need to be painted for many, many years. The balconies are structurally supported by 15 bolts, four of which go through the wall (3') into the units.
- Safety, long term structural support, and low maintenance were the main criteria in the design of these balconies. They have Trex decks and are accented by either one oversized door or two large French Doors that add to the feeling of being in an open, airy environment.

### **DRYER DUCTS & KITCHEN HOOD VENTS:**

- All dryer ducts and kitchen hood vents are mitigated to the exterior. There are no ventless ducts in the building. This is unlike most condo buildings that simply recirculate interior air.
- This reduces cooking smells and prevents common hallways from heavy odors when homeowners are cooking
- Vented dryers tend to work more efficiently & quicker than the ventless counterparts

#### **SEPARATE HVAC SYSTEMS IN EVERY UNIT:**

- Every unit has a new high efficiency HVAC system. The systems are operated by heat-pumps. Each has its own exterior condenser and an interior unit that can distribute the fresh air brought in from the condenser. It either cools or warms the air to distribute fresh clean air throughout the condo.
- All of the units are individually controlled by the owner. There are no central systems that are controlled by the building management.
- This type of system can also be overridden by an inside heating element that can be used in an emergency or if the owner prefers to reduce the fresh air intake system. This can also be used to reduce the electric bill in the winter. The owner is always in control of their HVAC - summer and winter.

#### **EACH UNIT CUSTOMIZED BY INTERIOR DESIGNER:**

- Every unit comes standard with upgrades!
- All tubs and showers have Interior Designer custom selected tile surrounds
- Condos offer either high-end Oceania tubs with custom tile showers, or walk-in tiled showers with glass shower doors.
- All of the kitchen & bathroom cabinetry was upgraded with dove-tailed slow-close drawers and solid wood cabinetry
- Exotic granite countertops were selected to blend and flow with the kitchen cabinets, countertops, and unique backsplashes.
- Every closet has custom built-ins & storage
- Every condo has an in-unit full size LG washer & dryer
- G.E. Profile Appliances including a convection/air fry double oven, French door with water/ice maker refrigerator, and a Sharp automatic microwave drawer built into lower cabinetry

#### **Common Area Amenities:**

- Elevator to all levels
- Fitness room
- Authentic large stone block walls creating an atmosphere for a speakeasy lounge, billiards room, and kitchen
- Every unit includes a full-size private and lockable storage room in basement
- Pet washing station in basement
- Bike storage in basement accessed from elevator

## **EXTERIOR MATURE LANDSCAPING & GREEN SPACE:**

- While greenspace and mature landscaping might not sound like a commodity in general, it certainly is in the Strip District. The Springfield Lofts is one of the ONLY condo buildings that offers grass on site for pets (you don't have to walk several blocks to take your dog out like other condo buildings)
- Given the property was established in 1871, it offers an incredible landscape of mature trees and greenery which is unique for a property so centrally located within the Strip
- Exterior uplighting on the historic Springfield arches, and uplighting being installed on the mature on-site trees to create an ambiance in the evening hours for both guests and residents to enjoy
- Exterior common terrace with Trex decking, fire pit, and grilling area

## **COVERED PARKING INCLUDED:**

- Covered car ports surround the side and exterior of the building with 10 exterior security cameras for security. Each unit comes with 1 deeded parking spot with the ability to purchase an additional parking spot
- Electric vehicle charging upgrade available

## **CENTRALLY LOCATED BETWEEN THE STRIP DISTRICT & LAWRENCEVILLE:**

- The Springfield Lofts are located between Lawrenceville and the Strip District. In either direction you can walk to retail stores and a wide variety of restaurants, coffee shops, entertainment, and fitness studios within a few minutes depending on your destination. In a way, Springfield Lofts offers a lifestyle comparable to suburbia but with all of the amenities of the city. It is isolated from the heavier traffic areas and parking problems.
- Located next to the 31st Street Bridge offering residents easy access north, south, east and west without having to drive through the Strip District or Lawrenceville to get on the main road connections.
- Easy walk over the 31<sup>st</sup> bridge to Washington's Landing. This could be your boat storage location at the waterfront marina or your favorite lunch/dinner waterfront hang out at Red Fin Blues. This island is now coordinating many water activities with its rowing teams, boat rentals, and the newest amenity is its new tennis & pickle ball courts
- Located in the next phase of the rapidly developing Strip District where the population is set to double, once again, within the next 1-2 years. The Strip District is consistently ranked one of the most economically prospering neighborhoods not only in Pittsburgh but in the state of Pennsylvania. New businesses, restaurants, and shops have been opening every few months. Another, approximately one billion dollars in development is scheduled and underway in the surrounding location