



URBANA

ON ELEVENTH

GARDINER PROPERTIES

1100 EAST



2100 SOUTH

PARK YOUR CAR, STEP OUTSIDE, AND BREATHE IN THE LIFE OF **URBANA ON 11TH**. WHERE SHORT WALKS REPLACE LONG COMMUTES. HUNDREDS OF STORES ARE IN YOUR OWN BACKYARD. AND FRIENDLY NEIGHBORS REPLACE THE CONCRETE JUNGLE. HERE, URBAN CHIC MEETS SUGAR HOUSE LIFESTYLE.

MARKETED BY WINDERMERE REAL ESTATE

IT'S ALL IN THE DETAILS

BLENDING TRADITIONAL DESIGN SUCH AS CORBELLED BRICK, PARAPETS, AND GABLES WITH METAL ACCENTS, THE ARCHITECTURE IS AS ECLECTIC AND PERSONABLE AS THE PEOPLE WHO WILL LIVE HERE.



ARCHITECTURE

- 5 levels plus loft level
- 29 Condominiums
 - ▶ 15 one-bedroom units (625 sf to 997 sf)
 - ▶ 6 one-bedroom "plus" units, some have dens and some have large private balconies (1 at 677 sf, 4 average at 920 sf)
 - ▶ 3 two-bedroom units, one has a large private balcony (1,078 sf and 1,171 sf)
 - ▶ 5 units with master bedroom on main floor and a loft bonus room with a tiled ¾ bathroom in the loft, 18 ft. vaulted ceilings, some have dens (926 sf to 1,419 sf)
 - ▶ 1 two-bedroom unit with two bedrooms on main floor and a loft bonus room, 18 ft. vaulted ceilings (1,491 sf)
 - ▶ 1 two-level, live/work unit facing 11th E. (1,762 sf)
- Extensive natural light from multiple large windows for reducing energy consumption
- 9 foot high ceilings
- Fireplace in every condominium
- Private deck or balcony for every condominium
- Storage unit for every condominium
- Controlled access to lobby and parking garage
- Parking in enclosed garage
- One parking stall in enclosed garage per one-bedroom
- Two parking stalls per two-bedroom
- Fourth floor community roof garden

*Note: Square footage numbers are approximations only measured from outside of exterior walls, midpoint of demising walls and inside of corridor and stair walls. SF numbers do not include deck or private balcony.



LIVING ROOM

- Large windows for abundant natural light
- Sierra Pacific Wood windows are double paned with low E glass for energy efficiency and protection against furniture fading
- Gas burning fireplace in every unit
- One covered deck per every unit, in some cases two covered decks per unit
- Maple hardwood flooring throughout great room
- Stunning views of Salt Lake Valley, Sugar House, and the surrounding mountains

IT'S ALL IN THE DETAILS



KITCHEN/DINING

- European Steamed Beech cabinets, Shaker Style with full overlay doors, adjustable shelves, and concealed hinges
 - Nickel hardware for cabinet pulls
 - 42" high cabinets for additional storage in most condos
- Four choices in natural stone granite counter tops with 4" granite backsplashes or upgraded tile backsplashes
- Nickel finish on plumbing fixtures
- Island Bar seating with built in sink and dishwasher or peninsula bar seating, except 201
- Lighting includes pendants over islands and peninsulas, under cabinet lighting, and flush mount ceiling fixtures in nickel
- Kitchen faucets with pull out sprayer
- Stainless steel appliances by Bosch
 - Free-standing dual fuel range, electric oven and gas cooktop
 - Microwave/hood combo
 - Quiet-wash dishwasher with stainless steel tub
 - Sink & garbage disposal
- Ample lighting with nickel trim and accents
- Open spaciousness with great room/living room
- Maple hardwood flooring



BEDROOM

- Generous sized bedrooms
- Many bedrooms are master suites where walk-in closets and bathroom are accessible from the bedroom
- Adjacent to large Sierra Pacific, casement windows welcoming abundant natural light
- Overhead lighting
- Carpeted throughout



BETWEEN SUGAR HOUSE PARK AND FAIRMONT PARK, YOUR BACKYARD COMES WITH OVER 200 ACRES OF WIDE-OPEN GREEN.

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IT'S ALL IN THE DETAILS



BATHROOM

- Roomy bathrooms
- 36" wide tubs instead of standard 30" wide tubs
- Deep oval shaped Garden tubs and separate showers in many larger units
- European Steamed Beech cabinetry in natural finish with full overlay doors in Shaker Style and concealed hinges with nickel hardware
- Ample granite vanity tops and storage
- Porcelain sinks, double sinks in larger units
- Granite counter tops with 4" backsplash on vanities
- Nickel finish towel bars and toilet paper holders
- Nickel wall-mounted lighting
- Nickel plumbing fixtures
- Porcelian tile floor
- Porcelian tile in shower surrounds, tub surrounds and on garden tub aprons and back splashes



LOFT

- Up to 250 sq ft
- Minimum head height 6', top of loft ceiling 12'
- 18' vaulted ceiling from main floor with two tier windows
- ¾ tiled bathroom in each loft
- Adaptable into a second bedroom
- Opens to living area, protected by rail
- Loft access via spiral staircase

In 1853, the name Sugar House was inspired by a sugar mill. When materials never arrived, the mill produced molasses instead. But Molasses House just didn't sound as good.



IT'S ALL IN THE DETAILS



ROOF GARDEN

- Beautiful views of Sugar House and the Wasatch Mountains
- Barbecue
- Spa
- Lounge seating
- Dining table & chairs
- Flower boxes
- Oversized umbrella



LIVE/WORK UNIT

- Living space is 1023 sq ft and covers entire East end of the 2nd floor
- Open living, kitchen, and dining floor plan with den and large bathroom and master suite
- Work space is 772 sq ft
- Adaptable to buyer's needs, including retail space or studio space
- Provided in shell condition with build out to be decided by buyer
- Two sections of storefront windows and two doors facing 11th E. for excellent street exposure for one's business
- ADA compliant ½ bath finished in tile
- Entrance from lobby and 11th East Street

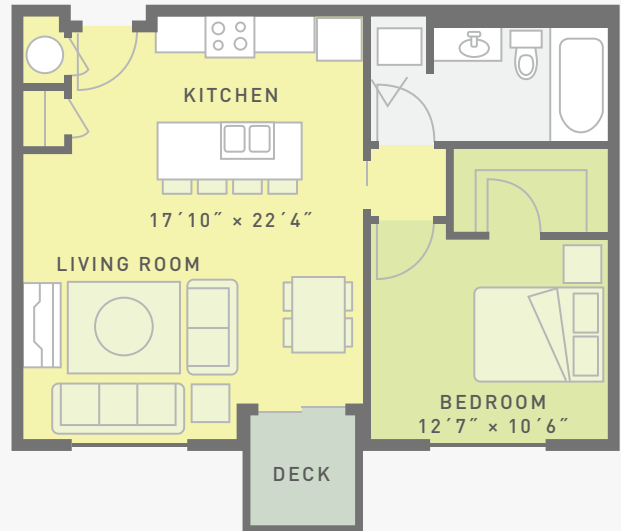


PEOPLE WHO LIVE IN WALKABLE URBAN COMMUNITIES DRIVE HALF AS MUCH AS THE NATIONAL AVERAGE. THAT'S GOOD FOR THE ENVIRONMENT, AS WELL AS THE BODY.

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1-BEDROOM UNITS
 625 SQ. FT. to 830 SQ. FT.
 (Lofts available in this unit style)

FOR THE UNIT SHOWN
 718 sf NET
 33 sf DECK
 751 sf TOTAL



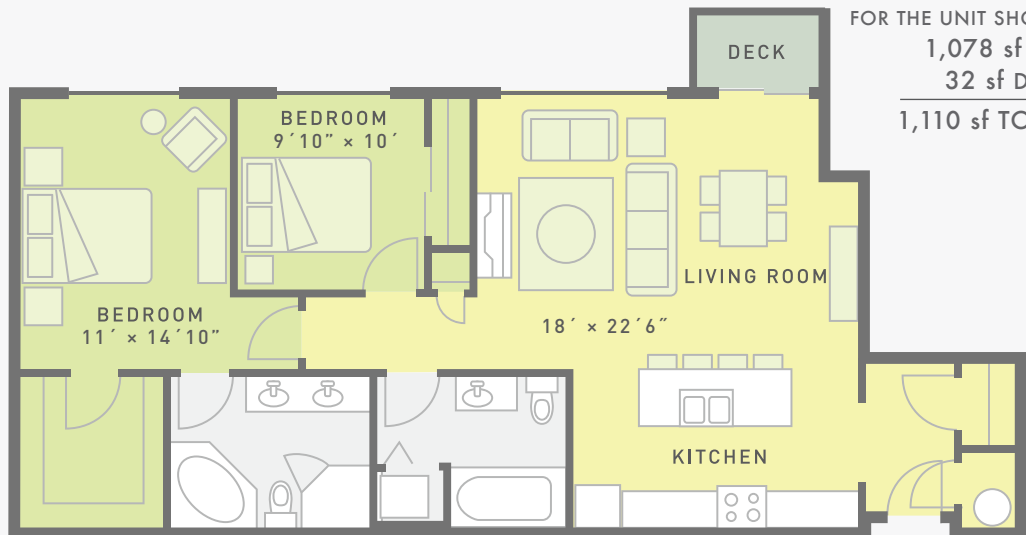
1-BEDROOM PLUS UNITS
 678 SQ. FT. to 920 SQ. FT.
 (Lofts available in this unit style)

FOR THE UNIT SHOWN
 877 sf NET
 290 sf DECK
 1,167 sf TOTAL



2- BEDROOM UNITS
 1075 SQ. FT. to 1165 SQ. FT.
 (Lofts available in this unit style)

FOR THE UNIT SHOWN
 1,078 sf NET
 32 sf DECK
 1,110 sf TOTAL



- LAMINATE/WOOD
- CARPET
- TILE
- DECK



JUST OUTSIDE YOUR DOOR IS EVERY IMAGINABLE SHOP, SERVICE, AND AMENITY. TO DISCOVER IT ALL, JUST PUT ONE FOOT IN FRONT OF THE OTHER.

MEET CINDY AND STACI.

Your representatives for all things Urbana are at the ready. Whatever your questions, whatever your needs, call, email, or drop by.

Once you get a taste of Urbana, you'll understand why we take this unique property so personal; why we're anxious to help however we can and to spend as much time as you need.

We look forward to meeting you.



MODEL HOURS

FRIDAY: 3 P.M. - 6 P.M.
SATURDAY: 11 A.M. - 3 P.M.

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