

BAGLEY 10

MODERN CONDOMINIUMS
IN DETROIT'S OLDEST NEIGHBORHOOD

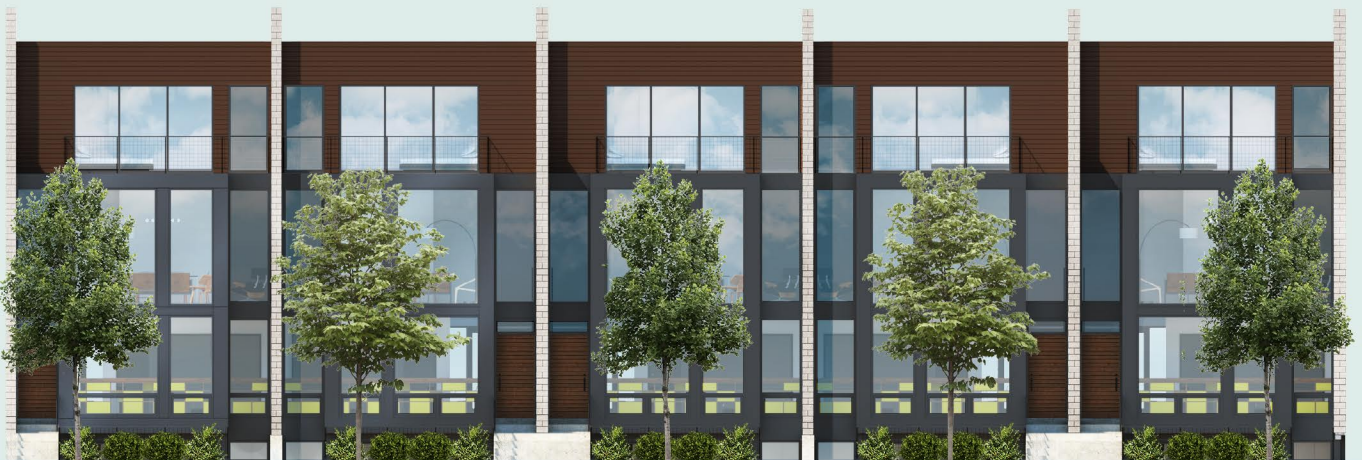
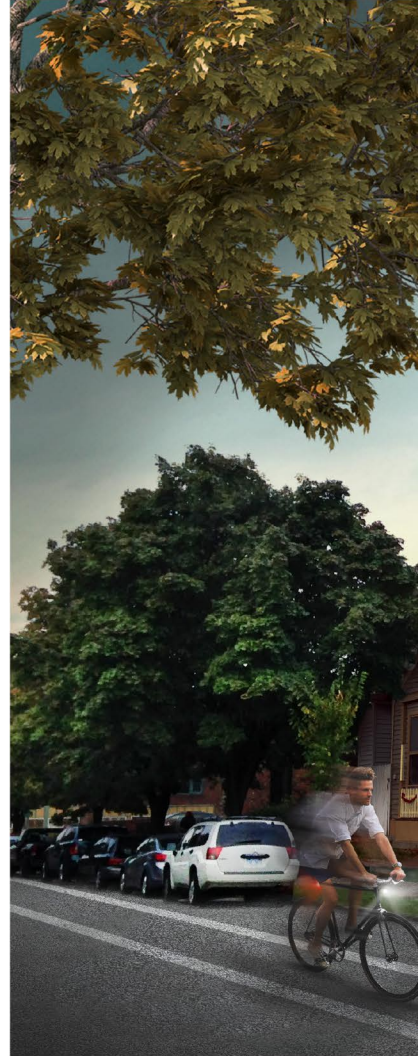


BUILDING DESIGN

The Bagley 10 is a new condominium development located in Detroit's oldest neighborhood - Historic Corktown. Detroit-based Christian Hurttienne Architects drew on its experience of more than 30 combined years in the city to create a progressive architectural story for a neighborhood grounded in history and culture.

The building design is inspired by a walk-up/walk-down rowhouse typology of upper and lower units typical of cities with a dense urban fabric and active street life. Each elevated 'stoop' encourages street level interaction between inhabitants and the pedestrian traffic of the neighborhood.

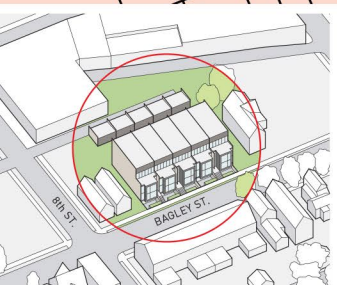
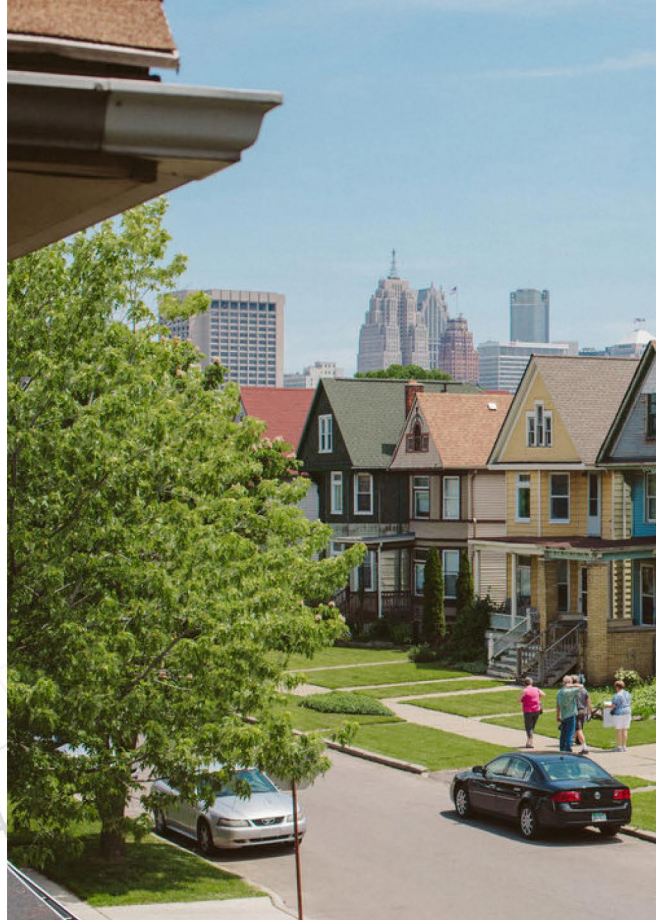
The exterior of the building is composed of burnished concrete masonry units, metal window components, expansive glass windows with metal panels, metal mesh railings, wood siding components, and custom wood doors. Each unit offers open living spaces, spacious bedrooms and bathrooms, and a one-car garage parking space in the rear, with another secured parking space behind. A landscaped rear patio connects the garages and building, offering an outdoor public/private space to residents.





THE NEIGHBORHOOD

Corktown is the oldest neighborhood in Detroit, named by the Irish immigrants who originally settled here. Steps from the Central Business District and a stone's throw from the Detroit River, Corktown is situated at the heart of the city's rebirth. With existing amenities like restaurants and cafes, entertainment venues, the international waterfront, and new developments, you can easily find everything you need within Corktown's borders.



Ford has recently moved to Corktown to invest in the future of mobility by creating a living laboratory with the restoration of Michigan Central Station as its centerpiece. The station and number of nearby properties Ford has acquired will anchor a 1.2-million-square foot innovation hub that will create 5,000 new jobs in Corktown. The campus will integrate entrepreneurship, small business, arts, and mixed-use community space.



Michigan Central Station



Michigan Avenue



Batch Brewing Company



UNIT A

FIRST LEVEL



Unit A of the Bagley 10 has been designed as an urban sanctuary embedded in the middle of historic Corktown. Occupants descend from Bagley Street into a private garden courtyard. The floor to ceiling glass of the front entrance opens into a double-height space - allowing natural light to flood the open plan of the Living Room, Dining Room, and Kitchen.

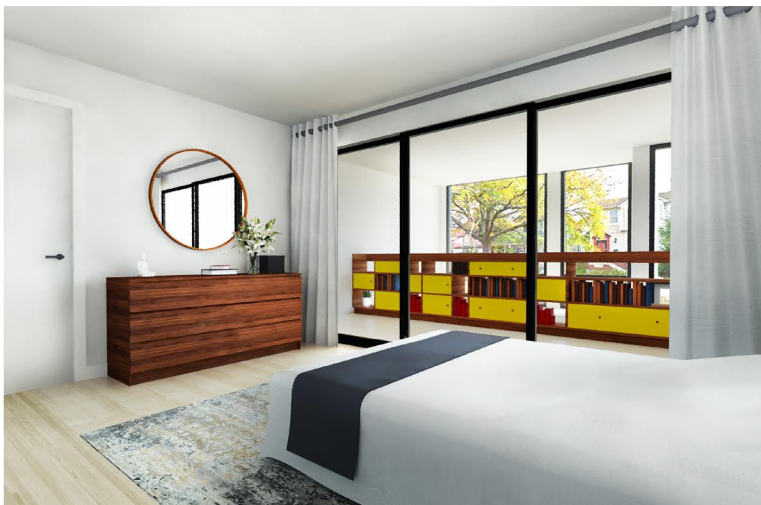
- Garden Level Patio
- Open Living / Kitchen / Dining
- Full Bathroom
- Laundry Room
- Two Bedrooms



SECOND LEVEL

The lower level of Unit A features a cool gray large-format tile floor, while the upper level features warm hardwood maple floors throughout. The custom kitchen with high-end appliances and cabinetry makes for a pleasant and efficient cooking experience. The rear entry offers quick access from either level to an enclosed garage parking space, and a public/private patio for a small dinner party or for relaxing outdoors.

- Library & Light Shelf
- Master Suite with Walk-In Closet
- Master Bathroom
- Family Room with Rear Patio Access



UNIT B

FIRST LEVEL



Unit B of Bagley 10 has been designed to fit the needs and desires of a modern lifestyle. Entry access is provided via an elevated stoop directly off Bagley Street, or from the landscaped patio in the rear connecting the building and parking garage. The front entry leads directly into a bright and open living and dining area that floods with natural light. The kitchen seamlessly blends between a half bathroom, and features high-end appliances and a large custom island for cooking and entertaining.

- Open Living / Dining
- Half Bathroom
- Open Kitchen / Family Room
- Rear Patio Access



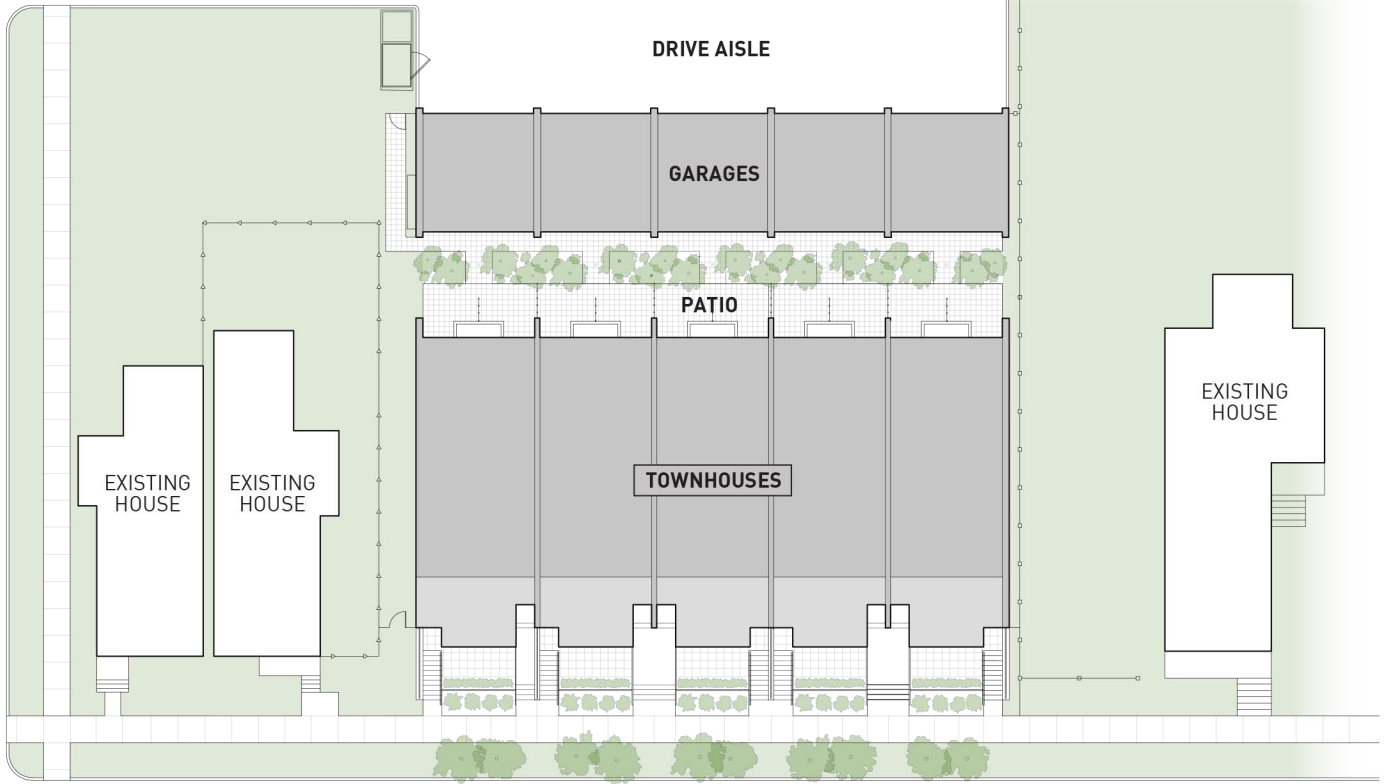
SECOND LEVEL

The second level, complete with two bedrooms and the master suite, leads directly to a private roof terrace that presents sweeping views of downtown Detroit's beloved Art Deco skyline; along with a bird's eye view of the surrounding historic neighborhood.

- Roof Terrace with Downtown View
- Master Suite with Walk-in-Closet
- Master Bathroom + Full Bathroom
- Laundry Roof
- Two Bedrooms



EIGHTH ST.



BAGLEY ST.



BAGLEY 10 CONDOMINIUMS

1336-1354 BAGLEY ST. / DETROIT, MI / 48226

- Private elementary school in the neighborhood
- Conveniently located in the City of Detroit, Wayne County
- Neighborhood Enterprise Zone
- Easy access to all major freeways including I-75, M-10, I-96, I-94
- Walkable amenities include: Chase Bank, Post Office, Public Parks, Brooks Hardware, plus many local restaurants and grocer selections.

UPGRADE OPTIONS

Base building unit finishes, fixtures, and accessories are included with the price of the condominium. Some color choices are available as an alternative with the base building unit finishes. Upgrade options of finishes, fixtures, and accessories are available upon written request detailing the items and option specification. Options beyond the base building unit finishes are subject to additional costs and fees dependent upon the scope of work required to coordinate and install the optional finishes or fixtures. Costs and fees will be itemized for review and buyer approval.

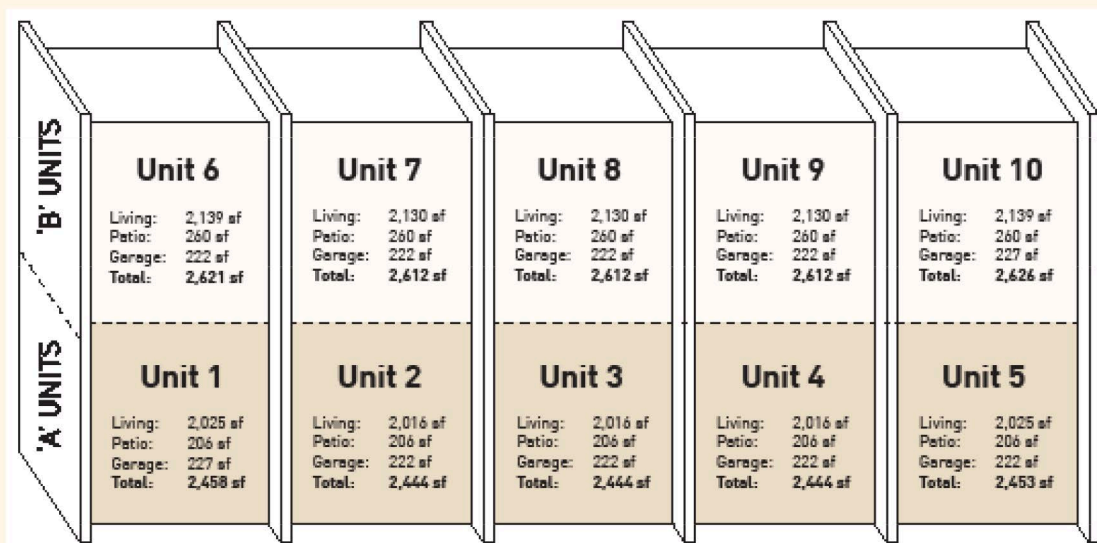
Should the upgrade options occur after the initial Purchase Agreement and down payment has been accepted, and the option upgrades are additional costs and fees; an updated Purchase Agreement with a proportionate additional down payment amount will be required prior to ordering or installing any upgrade options.

PURCHASING PROCESS:

With a dependable development team and straightforward process, we are able to offer your brand new home for purchase. Construction Draw Loans or Stage Payments are not necessary, and a downpayment is applied directly towards your mortgage at closing. Follow these three steps:

1. Select either Unit A or Unit B based on which floorplan suits your wants and needs.
2. Review purchase agreement package. Set up a price-out appointment with O'Connor Realty to determine your wish list.
3. A downpayment is due upon the signing of the Purchase Agreement. Start the selection process. Begin to pick-out the decorative finishes to personalize your new home. The on-site Sales Team or Developer Team will guide you along this exciting process, and are available to answer all your questions during the building process.

UNIT SQUARE FOOTAGES





To learn more or meet with a sales representative,
visit O'Connor Realty in Corktown.

WWW.BAGLEY10.COM
WWW.OCONNORDETROIT.COM

Renderings are artist conceptions that may not be exact to scale and are not intended to show specific details or exact vistas. We reserve the right to make changes to prices, specifications, and materials without prior notice or obligation. Features/amenities shown are based on current development plans that are subject to change.

© 2018 CHRISTIAN HURTTIENNE DEVELOPMENT

BAGLEY10