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Featuring New Urban
Homes in the Seattle
Downtown Core.

DOWNTOWN LIVING

BRIX | capitol hill

Diversity of condominiums, lofts and townhomes drives early sales success

Broadway, the heart of Capitol Hill, is known as one of Seattle's most eclectic and energetic streets. From outdoor cafés and funky boutiques to vibrant restaurants and independent bookstores, Broadway has something for everyone.

Adding to the neighborhood's already well-defined community is Brix condominiums, Broadway's newest landmark that will bring 141 new homes, including a limited series of townhouses.

These townhomes offer individual entrances off of East Mercer Street and 10th Avenue East, providing a blend of urban convenience and residential serenity. In addition to the townhouses, the six-story building, ideally situated at the north end of Broadway between Broadway and 10th Avenue East at East Mercer Street, also includes a variety of lofts and modern one- and two-bedroom homes.

Brix's spacious townhomes are located on a relaxed tree-lined street, offering a residential feel. In contrast, Brix's collection of one- and two-bedroom homes on Broadway offer residents the opportunity to look out over the neighborhood's energy and excitement, as well as enjoy expansive western views of downtown, the Space Needle, Puget Sound and the Olympic Mountains.

Sales to the public began last month, and anticipation for the project led some buyers to line up early in the morning to be among the first to find their ideal home at Brix.

"People were waiting outside in lawn chairs for the sales center to open," says Suzi Morris of Schnitzer Northwest LLC, which is providing development services to Brix. "Brix was designed to offer a true collection



Brix brings 141 new homes, including a limited series of townhouses, to Capitol Hill's Broadway area.

of homes to suit a wide range of buyers who are looking to live in the heart of Capitol Hill. Based on the response, we seem to have struck a chord."

Those interested in the dynamic city lifestyle that comes with the Capitol Hill area, yet still value the feel of living in a neighborhood, will appreciate the easy access to downtown Seattle as well as the myriad of restaurants and services within walking distance on the hill.

"Homes in every category have been popular," says Brix sales manager Diane Jacobson of Williams Marketing. "Sometimes a new condominium ends up selling one particular type of home first. But at Brix, our buyers are interested in all the home types. Whether they're looking for a 1,400-square-foot townhome with an entry right off 10th Avenue or a 600-square-foot open one-bedroom that is elevator serviced, they've been able to find the perfect fit."

Mithun Architects, which designed the award-winning Johnson Street Townhomes in Portland's historic Pearl District and the Victoria Townhomes on Queen

Anne, is presenting another crowd pleaser at Brix. When designing the building's townhomes, Mithun set out to compliment the existing pedestrian and residential feel of the neighborhood, but it also paid close attention to manage the public edge with the individual privacy of each home. As a result, the residences are raised slightly from the street, so as not to intrude on the passersby. Street-level planter boxes, metal fencing and hedge plantings were also incorporated to provide a sense of privacy and refuge for the people within. Residents can walk out their own doors and enjoy a pedestrian lifestyle without giving up their sense of safety and personal ownership.

"Townhomes are rare in Seattle," says Morris. "At Brix, our townhomes were designed to embrace the traditional with a distinctive Capitol Hill twist. These homes are essentially two-story lofts with patios, street access and the best of all that condominium living has to offer."

The two-level townhomes range in size from 900 to 1,400 square feet and feature one-, two- and two-bedroom-plus-den floor plans. Each home features areas perfect for entertaining – spacious gourmet kitchens with mobile islands, and voluminous living rooms with a wall of windows and up to 18-foot ceilings. Finish palettes are a modern take on the traditional Pacific Northwest style, incorporating rich, earthy tones with authentic exposed wood beams for a rustic-yet-urban feel. All homes will include custom-designed, Northwest-contemporary cabinets, slab granite or microcrystal countertops, stainless steel Bosch and Fisher & Paykel appliances and will feature upscale lighting and plumbing fixtures.



View these homes

The presentation center is open daily, 11 a.m. to 5 p.m., at 700 Broadway E., on Seattle's Capitol Hill.

Prices

From the low \$300,000s to the \$700,000s.

Developer

Schnitzer Northwest LLC.

Information

206-262-9416 or
www.brixcondos.com.

In addition, residents will be able to enjoy such amenities as a central landscaped courtyard, a spacious rooftop deck featuring expansive views, lively retail at street-level, and easy access to all that Broadway and Capitol Hill have to offer. Garage parking and additional storage are also included with every home.

Brix offers more than 7,500 square feet of street level retail shops and restaurants that will add to Broadway's already vibrant scene. Embracing a market atmosphere, Brix's shops will feature roll-up doors allowing storefronts to literally open up to the neighborhood.

Interested buyers are encouraged to visit Brix's presentation center to view floor plans and the building model, as well as vignette kitchens and baths.