

the NEIGHBORHOODS at
the
SOUL



ABOUT THE SOUND

On the cusp of north Dallas, a new neighborhood has arrived. Built from the ground up and overlooking scenic North Lake, The Sound embodies fresh ideas, vibrant events and eclectic restaurants. Welcome to The Sound, Dallas's newest location for all of life's unexpected adventures.



COMMUNITY AMENITIES

- Walking distance to The Sound restaurant and entertainment district
- Access to Paw Spa Room with dog washing station
- Membership to 8,000 S.F. access-controlled gym and locker room
- Complimentary WiFi in all indoor & outdoor public spaces
- New York-inspired tree-lined streets & brick-paved walkways
- Hiking & biking trail with future tie into the Campion Trail of Irving
- Pet-friendly green spaces with pet stations throughout the community
- One-of-a-kind art & sculptures throughout the community
- Regularly-planned social events & activities
- Bike storage & repair room
- Cool down seating & towel service in the gym

INTERIOR AMENITIES

- Choice of designer color schemes – Espresso, Navarro Grey, Mesa White & Burnt Sienna
- Wood-style plank flooring throughout all first floor units*
- Plush carpet in bedrooms in upper floorplans
- Open concept gourmet kitchens & custom cabinetry
- Granite countertops in kitchens and granite or marble in bathrooms
- Controlled-access and air-conditioned corridors
- Energy efficient stainless-steel GE appliances, including refrigerator, dishwasher & microwave
- Designer-selected tile backsplash & under cabinet accent lighting
- Slab granite dining & entertaining islands*
- Antique mirror-backed built-in bar*
- Side-by-side refrigerator in select floorplans*
- Under-mounted stainless-steel sinks and goose-neck faucets in kitchen
- Designer pendant lighting and ceiling fans
- Each unit equipped for fiber optic internet
- Dramatic 9- to 13-foot ceilings throughout
- Full-size washer & dryer connections
- Full-size stackable washer & dryer included*
- Oversized garden tubs with tile surrounds & elliptical shower rods*
- Expansive balconies, patios and yards available*
- Water-front views and floor-to-ceiling windows*

**In select homes*



ABOUT THE NEIGHBORHOODS AT THE SOUND

Here at The Neighborhoods at The Sound, we're changing the rules. We're taking a different approach, combining four urban styles into one creative neighborhood, giving you options and an authentic place to call home. We're creating a place for all the best versions of you. No travel required.



A decorative border of various tropical leaves, including monstera and palm fronds, rendered in shades of blue and white, framing the central text.

— THE — WHARF AT THE SOUND

ABOUT THE WHARF

Are you ready to be spoiled? From the slab granite kitchens, to the hand-selected tile backsplash, to the unique and distinct entryway to your home, it was all chosen with you in mind. The first-class treatment continues beyond the interiors with stellar amenities and sophisticated style throughout the community. Enjoy evenings sipping vino at Annabel's Rooftop Bar from the 7-story patio, and weekends decompressing at The Fireside Pool. Soak it all in. The views are on us.

“

RICH ARCHITECTURE COMBINED WITH **SOPHISTICATED STYLE** IS THE TRADEMARK OF THE WHARF, AND WITH THE ROOFTOP BAR AND VIEWS OF NORTH LAKE, YOU'RE SURE TO FEEL SPOILED. ”



COMMUNITY

- Annabel's Rooftop Bar with 7th story patio overlooking North Lake
- Private dining room available for party rental or daily use
- Resort-style pool with Ozone filtration
- Covered entertainment area with swim up lounge and fireplace
- Sunken loungers around pool ledge
- Upper-level townhomes with elevated private yards*
- Reserved garage parking & elevators in parking garage
- Private yards & rentable storage units*
- Walking distance to The Sound restaurant and entertainment district
- Package lockers & package notification system
- Grilling stations, hammocks & outdoor seating areas in courtyards
- Eco-friendly initiatives, including recycling drop off
- Electric car charging outlets*
- Proud to be a non-smoking community
- Online resident community portal with e-payment accepted
- Built-in bookshelves and desks*
- Urban mudrooms with storage cubbies*
- Generous walk-in closets with additional storage
- Custom color accent wall program

**In select homes*



BLEECKER STREET

AT THE SOUND

ABOUT BLEECKER STREET

At Bleecker Street, we think your style says a lot about you. With open concept floorplans, designer-selected color schemes and granite throughout, you've got all your luxury bases covered. But who says it only matters what's on the inside. The exterior façade and amenities at Bleecker Street launch your style profile up a few notches. From the Brooklyn-inspired stoops and tree-lined streets, to the indoor-outdoor poolside clubroom with antique fireplace and marble bar, you'll immediately feel like this place gets you. Leave the cookie cutters to the other guys. This is a style that's ALL you.

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WHEN YOU CHOOSE
BLEECKER STREET,
YOU'RE CHOOSING
TO AMP UP YOUR
STYLE. **FRESH &
INDUSTRIAL,**
THESE APARTMENTS
GIVE YOU **STYLE
BRAGGING RIGHTS.**



COMMUNITY

- Indoor/Outdoor poolside clubroom with antique fireplace & marble bar
- Private dining room available for party rental or daily use
- Two courtyard pools with Ozone filtration
- Covered cabanas and splash area
- Two private courtyards landscaped for fun & relaxation*
- Reserved garage parking & elevators in parking garage
- Private yards & rentable storage units*
- Walking distance to The Sound restaurant and entertainment district
- Package lockers & package notification system
- Grilling stations, hammocks & outdoor seating areas in courtyards
- Eco-friendly initiatives, including recycling drop off
- Electric car charging outlets*
- Proud to be a non-smoking community
- Online resident community portal with e-payment accepted
- Clubroom available for rental

**In select homes*