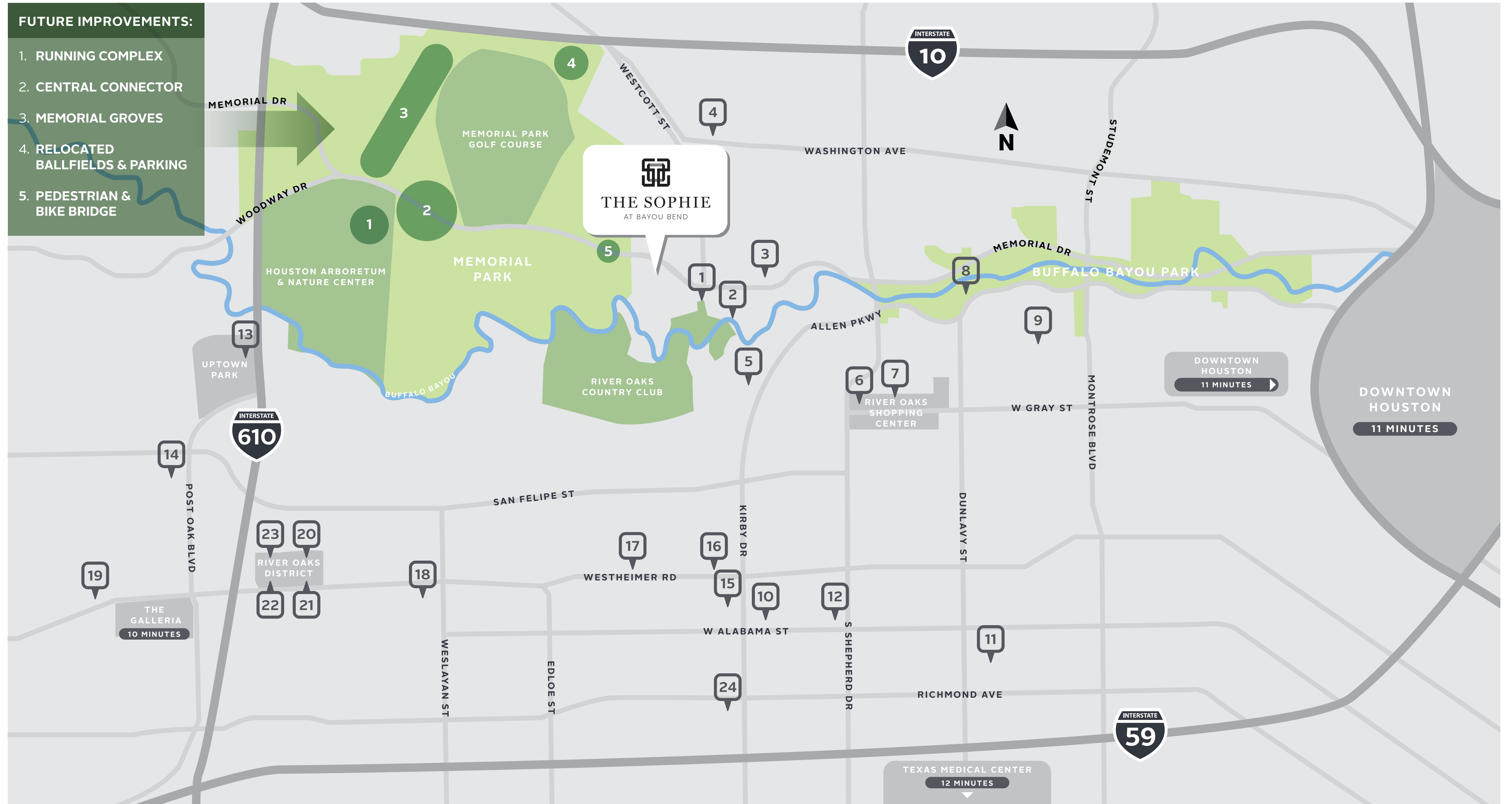
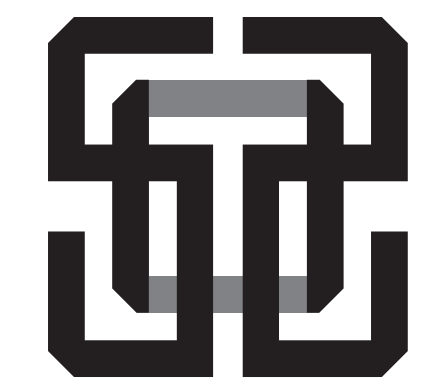


- 1 BRENNERS ON THE BAYOU
- 2 BLACK WALNUT CAFE
- 3 AMERICAS RIVER OAKS
- 4 LA GRIGLIA
- 5 WHOLE FOODS
- 6 THE DUNLAVY
- 7 WHOLE FOODS
- 8 MENIL COLLECTION
- 9 TRADER JOES
- 10 UPTOWN SUSHI
- 11 WHOLE FOODS
- 12 WEST AVE
- 13 STATE OF GRACE
- 14 CENTRAL MARKET
- 15 THE WEST END
- 16 STEAK 48
- 17 TAVERNA
- 18 TOULOUSE
- 19 HOPDODDY
- 20 KATA ROBATA



IN ADDITION TO BEING NEXT DOOR TO MEMORIAL PARK,
THE SOPHIE PUTS YOU CLOSE TO ALL OF THESE OTHER
AMAZING POINTS OF INTEREST



THE SOPHIE

AT BAYOU BEND

Features & Finishes

STANDARD INTERIOR FEATURES

- 9'-10" ceilings levels O2-O6
- 10' ceilings level O7
- Oversized closets
- Listone Giordano hard wood flooring
- Sub-Zero and Wolf kitchen appliance packages
- SieMatic kitchen & bath cabinets
- Pre-wired for cable, TV & telephone
- Pre-wired home automation packages: surround sound, lighting control, thermostat, & security control ready

MASTER BATHROOMS

- Quartz countertops
- Porcelain tile flooring
- Frameless glass showers
- Freestanding designer soaking tub with air option
- Brizo polished chrome plumbing fixtures and hardware
- Toto toilets with elongated bowl design

SECONDARY BATHROOMS

- Quartz countertops
- Porcelain tile flooring
- Porcelain and/or ceramic wall tile
- Deep soaking tub & oversized shower
- Brizo polished chrome plumbing fixtures & hardware
- Toto toilets with elongated bowl design

KITCHENS

- Quartz countertops
- Large single compartment sink
- Brizo polished chrome kitchen faucet
- Under cabinet lighting
- SieMatic frameless cabinetry

APPLIANCES

- Sub-Zero 36" built-in two door refrigerator with lower freezer
- Sub-Zero 36" all gas range with 4 burners & griddle
- SieMatic 48" range hood
- Fisher & Paykel 24" double tall dishwasher
- Sub-Zero 30" microwave
- Sub-Zero 24" undercounter beverage center
- Wolf 30" outdoor gas grill

OUTDOOR LIVING/ SUMMER KITCHENS

- Large outdoor living space with ceiling fan
- DCS 30" outdoor grill & sink
- Indoor/outdoor fireplaces
- In floor drainage for pet pad
- Storage units available*

UPGRADE & FINISH OPTIONS AVAILABLE

EXCLUSIVE RESIDENT SERVICES AND AMENITIES

- 24-Hour attended lobby
- Wellness center
- Pet park
- Virtual yoga studio
- City Art Gym®
- Resistance pool
- Porter services
- Acceptance of overnight packages & groceries
- Maintenance and housekeeping services available
- Access-controlled environment
- Landscaping maintenance

CONCIERGE SERVICES

- Private luxury car services
- Restaurant reservations
- Overnight delivery & courier service
- Public notary
- Pet care

PRIORITY RESERVATIONS & OWNER PRIVILEGES

- In-residence spa treatment & personal training
- Dry cleaning & laundry services

*All change orders and upgrades to be in writing and signed by Buyer and Seller and paid in full before work begins or materials purchased. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate. No guarantee is made that the features and amenities depicted by artists' renderings, plans or otherwise described will be built, or, if built, will be the same type, size, or nature as depicted or described. No communication made or given in connection with any of the foregoing may be deemed to constitute any representation or warranty or may otherwise be relied upon by any person or entity.



THE SOPHIE

AT BAYOU BEND

Walk to Memorial Park

Large Terraces

Private Garages

Porch Potty for your Pets

Low HOA

65% Sold

Now Under Construction

The HOA Advantage

SINGLE FAMILY HOME EXPENSE

EXTERIOR

- Yard Maintenance
- Exterior Repairs
- Pool Maintenance
- Season Landscaping

STRUCTURE & LAND

- Exterior Repairs
- Building/Structure Insurance
- Seasonal Landscaping

REPAIRS & MAINTENANCE

- Routine Maintenance
- Unscheduled Repairs
- Water
- Trash
- Sewer
- Electricity

SECURITY & WELLNESS

- Home Security System
- Gym Membership
- Pool

Average Cost Per Month \$2,086.81
Based on a 5,00 SQ Ft Home

THE HOA ADVANTAGE

SERVICES

- Porter Service
- On-site Manager
- Controlled Access + Monitoring
- Valet

BUILDING & GROUNDS

- Exterior Repairs
- Building/Structure Insurance
- Seasonal Landscaping

REPAIRS & MAINTENANCE

- Routine Maintenance
- Unscheduled Repairs
- Water
- Trash
- Sewer

WELLNESS

- Fitness Center
- Dog Park
- Pool

Average Cost Per Month \$1,074.75