

# e-lofts

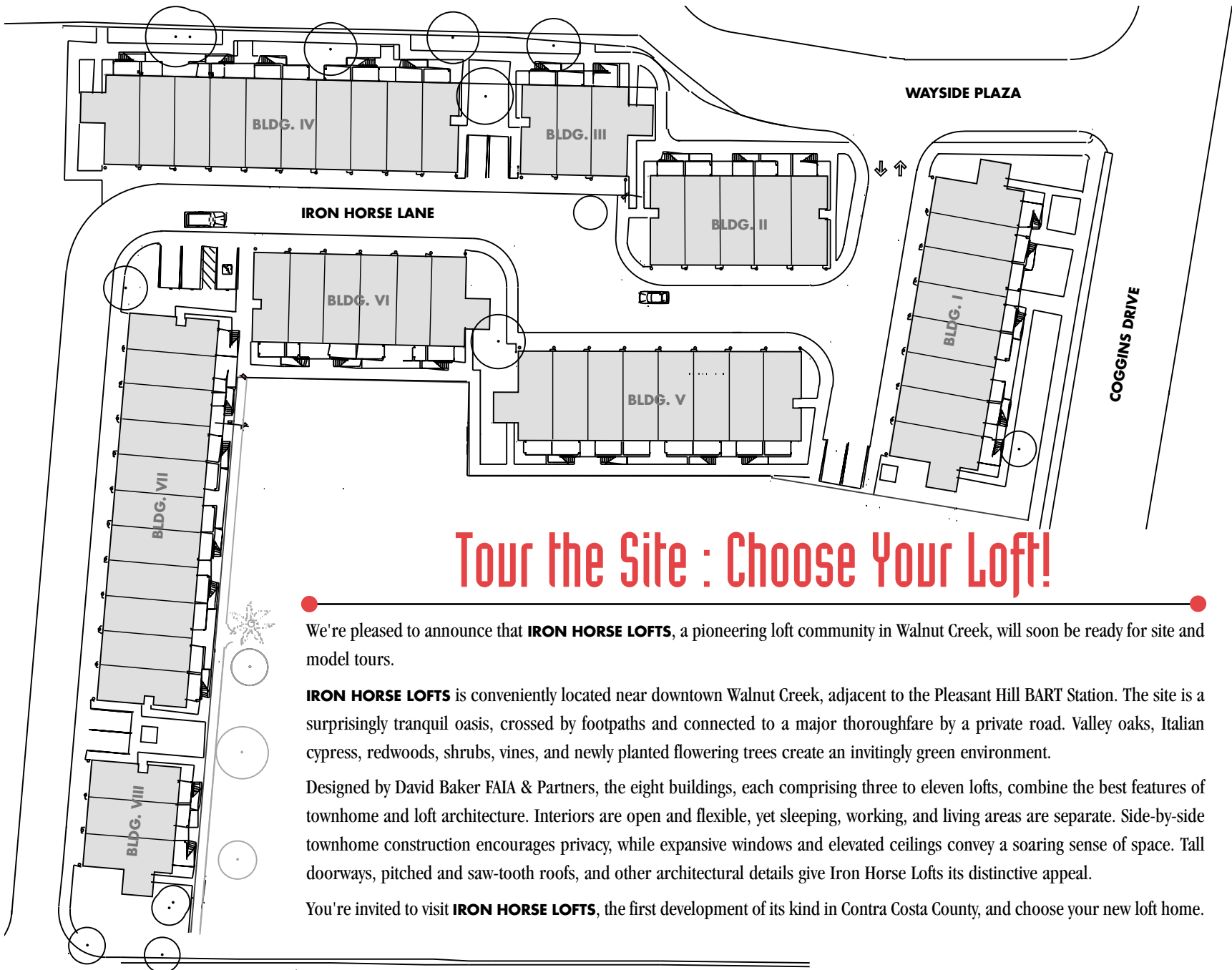
SPACE TO LIVE WORK AND RIDE

SUMMER 2001 • EDITION 2 VOL. 2

www.ironhorselofts.com

visit our website

"The height and open plan of a loft creates a feeling of elegance and inspire so many interesting design choices. We are truly living large." Judy and Stan Phillips, loft owners at The Marquee



## Tour the Site : Choose Your Loft!

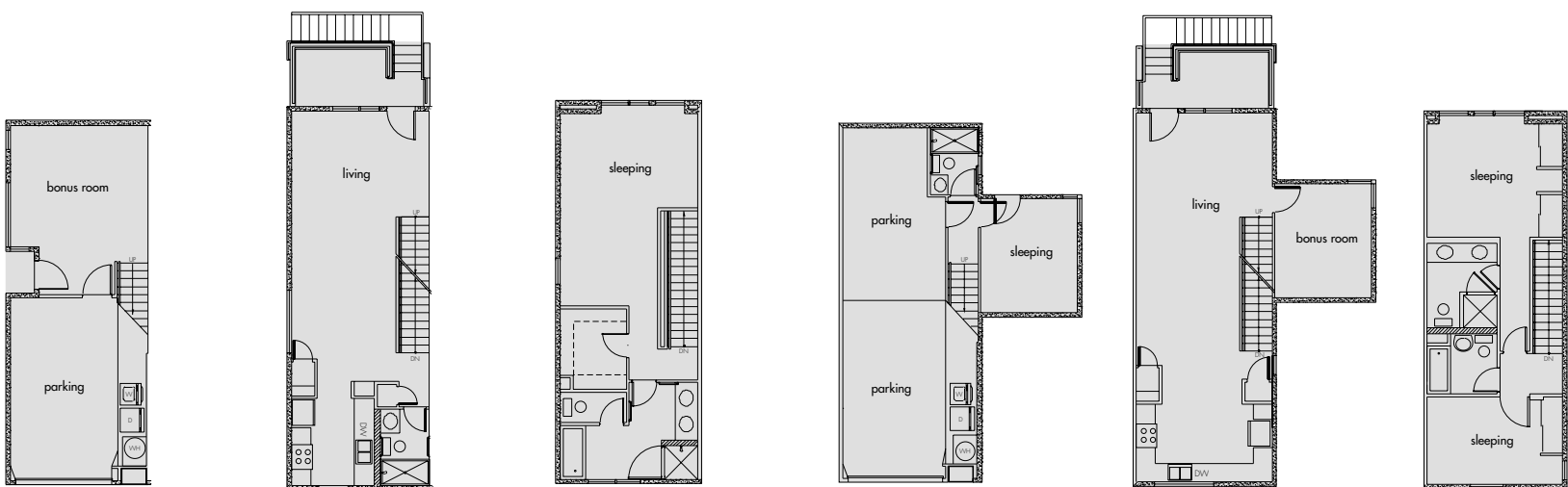
We're pleased to announce that **IRON HORSE LOFTS**, a pioneering loft community in Walnut Creek, will soon be ready for site and model tours.

**IRON HORSE LOFTS** is conveniently located near downtown Walnut Creek, adjacent to the Pleasant Hill BART Station. The site is a surprisingly tranquil oasis, crossed by footpaths and connected to a major thoroughfare by a private road. Valley oaks, Italian cypress, redwoods, shrubs, vines, and newly planted flowering trees create an invitingly green environment.

Designed by David Baker FAIA & Partners, the eight buildings, each comprising three to eleven lofts, combine the best features of townhome and loft architecture. Interiors are open and flexible, yet sleeping, working, and living areas are separate. Side-by-side townhome construction encourages privacy, while expansive windows and elevated ceilings convey a soaring sense of space. Tall doorways, pitched and saw-tooth roofs, and other architectural details give Iron Horse Lofts its distinctive appeal.

You're invited to visit **IRON HORSE LOFTS**, the first development of its kind in Contra Costa County, and choose your new loft home.

## Which Loft Suits Your Style?



### Version 2.5 Model

The first model has one master bedroom, two full baths, and a bonus room with a private entrance (perfect for an office or extra bedroom). The dramatic master suite on the third floor features a four-poster bed and a room divider, which functions both as desk and dresser. The dining area features a swinging boom light. It serves as an overhead light for the mobile dining table, which can be divided into two smaller tables providing more functionality for the space.

### Version 1.0

Version 1.0 is the same floorplan as version 2.5, but with a two car garage and without a bonus room.

### Version 3.0 Model

The second model, our largest loft, has three bedrooms (one with a separate entrance), a bonus room, and three full baths. The master bedroom features a built-in entertainment center and custom designed closet doors. The gourmet kitchen is equipped with a custom built mobile island, stained maple cabinets, pillar-style stainless steel cabinet pulls, and dakota mahogany granite countertops. In the open living area, a stained bamboo vitrine with fabric and glass doors helps shape the space.

### Version 2.0

Version 2.0 is the same floorplan as version 3.0, but without the bonus rooms or third bathroom.

**DesignMesh, an interior design company for real estate professionals, designed the models at Iron Horse Lofts. For more information visit [www.designmesh.com](http://www.designmesh.com)**

"The loft design is a very non-traditional living space and is perfectly suited for my lifestyle." Kevin Hartz, loft owner at 601 Fourth

925 945-6555

# IRON HORSE LOFTS

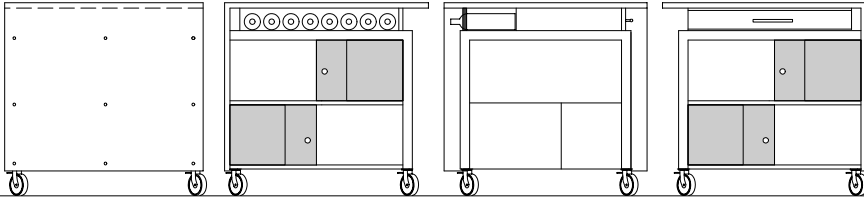
L I V E . W O R K . R I D E

## Customize Your Loft with **Lofts By Design**

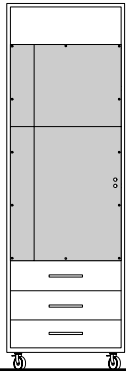
Express your unique style with flooring, window treatments, and kitchen fixtures that suit your personality and lifestyle. **Lofts By Design**, our on-site design center, is here to help. Design manager Kacey Callinan and her team have thoroughly researched the best options for:

- hardwood and laminate flooring
- all styles of carpeting, from cut pile to Berber
- custom kitchen islands (select floor plans)
- custom built-in entertainment centers (select floor plans)
- blinds, Roman shades, and drapes

## Enhance Your Investment With Custom Built-Ins



Custom Kitchen Island



Entertainment Center

Custom Kitchen Island	\$1,950
Entertainment Center	\$1,850
<b>Total Custom Built-Ins</b>	<b>\$3,800</b>
<b>Total Monthly Payment*</b>	<b>\$24.65</b>

\*Information is based on 6.75% interest rate amortized over 30 years.

Images are for illustrative purposes only and may change without prior notice.

Why shop for furniture when you can finance custom built-ins through **Lofts By Design** for under \$25/month? A custom-built mobile kitchen island and an entertainment center have been designed exclusively for **IRON HORSE LOFTS** by factory 1 design (see designer profiles). Not only are the maple and aluminum built-ins visually appealing, but they also increase the resale value of your loft. Once you've bought your new loft home, Kacey will contact you to view the extensive selection of upgrades and built-ins to create the home of your dreams!

OFFERED BY **e-lofts**

**925-945-6555 or sales@ironhorselofts.com**

DEVELOPED BY **BART LOFTS, LLC**

This is not an offer to sell, but is intended for information only. In a continuing effort to improve the lofts, the developer reserves the right to make modifications in materials, specifications, plans, designs, scheduling and delivery of the lofts without prior notice.

## • Design resources for every taste and budget •

Meet the people who create the exciting design options and upgrades at Iron Horse Lofts:

### **KITCHEN ISLAND AND ENTERTAINMENT CENTER**

#### **factory 1 design**

San Francisco

Kelly Scott Hill and Larisa Pedroncelli of factory 1 design handcrafted furniture that is modern in conception and classical in construction. Their creations combine the rich texture of familiar and exotic woods—poplar, ash, cherry, Philippine mahogany, zebra-wood—with sleek metal surfaces, sandblasted and rippled glass, and smooth-rolling casters. Shapes are efficient and distinctive, and are often designed to fit specific spaces.

For Iron Horse Lofts, factory 1 has created two innovative and highly practical pieces. The Kitchen Island, made of solid wood with a durable aluminum surface, is mounted on locking casters so you can easily move it anywhere in the kitchen as you work. The Vertical Entertainment Center, suitable for bedroom or living room, is crafted of wood, steel, and fabric encapsulated in resin. In their blend of drama and warmth, both pieces handsomely complement the striking yet intimate Iron Horse Lofts architecture.

### **CARPETS AND FLOORING**

#### **Interior Concepts**

Marin County

Interior Concepts specializes in floor coverings that are beautiful, practical, and stylish. Choose from an array of synthetic and wool carpeting as well as prefinished hardwoods and modern, easy-care laminates. Owner Mimi Evans is available to help you select an option that pleases your eye, suits your lifestyle, and accommodates your budget.

### **FURNITURE**

#### **Swerve**

Berkeley

The furniture in the Iron Horse Lofts Design Center was created by architect and industrial designer Michael Goldin of Swerve. This is office furniture with a twist: playful yet pragmatic, rendered in bright colors, fluid lines, and unusual materials such as phenolic resin, TruPan wood-fiber panels, and powder-coated heavy steel. The smooth-rolling lockable casters allow for versatile placement. Swerve designs workstations and tables for a wide variety of environments. Ask us about ordering Swerve furniture for your own Iron Horse Loft.

### **WINDOW COVERINGS**

#### **Theo. DeFries & Sons Inc.**

San Francisco

Filter, block, or modulate the light streaming into your Iron Horse Loft with beautiful window coverings from Theo. DeFries & Sons. A Bay Area institution since 1920, Theo. De Fries & Sons enjoys a well-deserved reputation for quality and service. Owner Bob Chycinski offers an extensive range of choices, including custom-crafted wood or vinyl shutters, Duette honeycomb shades, Roman shades, and SheerWeave ultraviolet-blocking shades.

## dates to remember...

- **SEPTEMBER 8, 2001: PRE-OPENING EVENT**  
Registered clients can visit the sales office and view models before the grand opening.
- **LATE SEPTEMBER 2001: GRAND OPENING**  
Iron Horse Lofts sales office and models open for public viewing. Buyers can choose their new loft home.
- **NOVEMBER 2001: e-lofts PRESENTS OPEN EXPOSURE: LOFT TOUR 2001**  
Are you trying to imagine how your loft will look? Get ideas and inspiration on e-lofts' self-guided tour of some of the Bay Area's most exciting lofts. Visit [www.e-lofts.com](http://www.e-lofts.com) for more information.

## IRON HORSE LOFTS

4 Iron Horse Lane  
Walnut Creek, CA 94596