

PREMIUM UPGRADES

Individuality sets High Reserve on 25th in a class by itself. Premium Upgrades personalize the privilege of a life well-lived. Let your own individuality define the unparalleled High-Reserve lifestyle:
The Art of Living in the Arts District.

A High-Life of Premium Upgrades

Roof Terrace

- Private spa tub
- Outdoor gas fireplace
- Glass weather enclosure on covered terrace area
- Wet bar which can be configured with an icemaker, wine refrigerator or even a second dishwasher

Master Suite

- Heated tile bath floor
- Steam shower
- Additional shower valves and sprayers
- Hardwood floors in bedrooms
- Custom closet storage solutions
- Blackout shade window treatments

Kitchen

- Customized kitchen cabinetry configurations
- Electrolux ICON Designer Series stainless steel appliances
(Double wall oven, Induction Cooktop, Wine refrigerator, Under counter ice machine)
- Butler’s pantry equipped with optional wet bar sink and stone counter top or custom storage solutions

Entertainment & Lifestyle

- Whole house sound and video wiring packages
- iPod docking station (in-wall)
- Entertainment cabinetry built-ins around living room fireplace
- Whole house electrical surge protection
- Custom stair treads of glass, stone or exotic hardwoods
- Ash or Walnut hardwood flooring
- Natural gas port for outdoor grilling
- Garage and basement storage solutions
- Whole house humidification
- Whole house fresh air exchange system
- Tankless water heater
- 4-story elevator

Note: Premium Upgrades are available at extra cost and may be limited due to manufacturer inventories or production schedules. Pricing will be determined with purchase contract and will require a deposit.

Oral representations cannot be relied upon as correctly stating representations of the seller. For correct representations, reference should be made to this brochure and to the documents required by code section 44-3-111 of the “Georgia Condominium Act” to be furnished by the seller to a buyer.

Floor plans and renderings are for presentation purposes only and do not indicate “as-built” conditions. All dimensions and square footage calculations are approximate and may vary due to the uniqueness of the site and building design. The developer reserves the right to alter and/or improve the offering at any time. Window and door configurations may vary based on unit locations.

© 2007 High Reserve on 25th LLC, All rights reserved

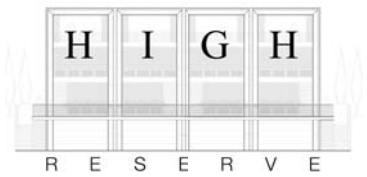


HIGH RESERVE on 25th

The Art of Living in the Arts District

47 25th Street, Atlanta, GA 30309

At High Reserve on 25th, Standard Features are anything but “standard”. From solid concrete separation walls to Electrolux ICON Designer Series European appliances, no other developer can offer so much style, luxury and value at this price. We’re stepping far beyond the ordinary in creating the community’s unique modern style and matching it with unique technical specifications beginning below the ground. Although you’ll never see it, we’re installing a water reclamation system to provide landscape irrigation from a combination of rainwater and “gray-water” run-off. It adds cost for the developer, but it’s the right thing to do for the environment and will reduce your monthly operating costs.



www.highreserve.net

© 2007 High Reserve on 25th LLC, All rights reserved

FEATURES & AMENITIES

A Higher “Standard” of Features

- Timeless low-maintenance exterior finishes of brick, stucco, metal and glass
- Floor to ceiling glass walls for unparalleled light and openness
- Open framed steel staircases with wood or optional glass treads
- Oversized entry door with ceiling heights of 10’ on the main floor and 9’ on bedroom levels
- Solid core interior doors with deluxe satin nickel hardware
- Residential fire sprinkler system for safety and reduced insurance costs
- Extensive Halogen lighting and modern light fixtures throughout
- White sheer window treatments in selected living and bedroom areas
- Hardwood floors on the main level
- Premium woven carpet on bedroom levels
- Modern profile gas fireplace in living/dining room
- Wood paneled mantle and cast concrete hearth
- Sleek custom kitchen cabinetry with several finish options
- Electrolux ICON Designer Series stainless steel appliances (Electric convection wall oven, 36” 5-burner Gas Cooktop, Built-in Convection Micro wave, Dishwasher with cabinet front panel, Stainless Steel side-by-side refrigerator with filtered icemaker and chilled water)
- Oversized kitchen island with granite or concrete counter tops
- Large-basin kitchen sink with disposal
- Kitchen exhaust and ultra-quiet bath fans vented to outside
- Butlers pantry with optional wet bar sink and granite counter top
- Fine European-modern bath fixtures and cabinetry
- Master bath with double vanity sinks
- Free-standing vessel-style tub in master bath
- Separate glass enclosed shower with multiple sprays
- Oversized 2-Car garage with automatic door opener
- Higher efficiency Energy Star rated cellulose wall insulation
- Heat Mirror high-performance window glazing
- Thermally insulated window frames
- Ultra High-efficiency Carrier Infinity Heat pump, Zoned controls
- Certified Green Building techniques and Energy Star rated performance
- Allergy filtration
- 50 Gallon Gas water heater
- CAT5 and structured wiring system throughout
- Security system
- Professionally landscaped common areas
- Private fenced backyards
- Exceptional, private roof terraces with covered entertainment area; options include a spa tub, outdoor fireplace, wet bar, glass enclosure system, cabana-style privacy drapes
- Extensive Up-lighting throughout property for security without obtrusive street lights
- High Speed Internet access with individual email address: (name)@HighReserve.net

HOMEOWNERS ASSOCIATION SERVICES

High Reserve on 25th will offer a strong sense of community and a high level of service while keeping monthly homeowners association fees as low as possible - by design. From our selection of materials to the size of the property and limit of 10 homes, annual and long-term living expenses have been carefully controlled. The High Reserve lifestyle includes important services and key luxuries without creating unnecessary expense. In addition to the low monthly HOA fee estimated at \$190, you’ll find our attention to energy efficiency and conservation practices will help you keep living the life to which you’ll become accustomed!

Included Community Services

- Landscaping maintenance and seasonal color installations
- Irrigation from recycled water
- Centralized weekly trash service
- General exterior maintenance
- Property lighting and related common area utilities
- High Speed Internet Access
- Personalized email address: (name)@HighReserve.net
- Group Property Insurance for structures and common areas
- Property management

Unit-specific charges not included in the monthly HOA fee

- Gas, Electricity, Water, Telephone, Cable/Satellite TV
- Individual security system monitoring
- Unit contents insurance
- Property taxes
- Future special assessments
- Housekeeping service available on an individual basis