

RESIDENCES DESIGNED
TO BE HEIRLOOMS



We're *delighted* you're considering making Birney Park home.

In conversation with many homebuyers over the past decade, they've asked us many of the same questions time and again. With that in mind, we've crafted thoughtful answers to the questions we most often hear — the same questions we've asked during our own home buying process! Thanks again for your interest in Birney Park.

WHAT'S IN A NAME?

Birney Park's name celebrates the trolley (a Birney) that once ran through the streets of this neighborhood connecting it to Bloomsbury Park. We're imagining a new stop along this once much traveled and still beloved route.



THE BUILDING

Inspired by Parisian flats &
Georgian architecture.



WHAT IS THE BRIGHTBURY?

The Brightbury is a distinguished boutique condominium within Birney Park, offering an elevated residential experience designed for those seeking elegance, comfort, and ease of living. Thoughtfully crafted with classic architecture and superior design, The Brightbury delivers a refined living environment with modern conveniences, all within an historic setting.

HOW DOES THE BRIGHTBURY FIT INTO THE VISION OF BIRNEY PARK?

The Brightbury is an integral part of Birney Park's vision—a neighborhood designed to honor traditional design principles while providing a sophisticated, low-maintenance lifestyle. With architecture rooted in classic proportions and a focus on walkability, The Brightbury enhances the community by offering a seamless blend of privacy, luxury, and connectivity to the surrounding neighborhood.

HOW MANY RESIDENCES ARE IN THE BRIGHTBURY, AND WHAT IS THE BUILDING'S SCALE?

The Brightbury features a limited collection of thoughtfully designed residences, ensuring exclusivity and a sense of community. The building rises 3 stories and includes 18 residences, each intentionally unique in size, shape, and features, and designed to maximize natural light and architectural character.

WHAT SETS THE BRIGHTBURY APART FROM OTHER LUXURY CONDOMINIUMS?

The Brightbury is distinguished by its boutique scale, classical architecture, and curated living experience. Unlike larger high-rises, it offers a more intimate and private setting, with residences that emphasize gracious proportions, timeless materials, and seamless indoor-outdoor living. The attention to detail—from the building's Georgian-inspired exterior to the thoughtfully selected amenities—creates a unique living experience within a cherished neighborhood.



THE LOCATION

In the heart of Raleigh's
historic Hayes Barton.



WHERE IS THE BRIGHTBURY LOCATED WITHIN BIRNEY PARK AND SURROUNDING NEIGHBORHOODS?

The Brightbury is wonderfully nestled within Birney Park, offering residents a refined residential setting within one of Raleigh's most treasured neighborhoods. Birney Park itself is a boutique neighborhood, thoughtfully designed to blend classic architecture, green spaces, and a pedestrian-friendly streetscape.

Birney Park is adjacent to Historic Hayes Barton, one of Raleigh's most beloved and architecturally significant neighborhoods. As part of Raleigh's historic inner neighborhoods, this location offers a rare balance—nestled in a peaceful, residential setting while remaining just moments away from the city's best dining, shopping, and cultural experiences. With its proximity to Raleigh's downtown and established districts like the Village District and North Hills, The Brightbury provides residents with effortless access to everything that makes city living so desirable.

WHAT MAKES BIRNEY PARK A SPECIAL PLACE TO LIVE?

Birney Park is a neighborhood inspired by timeless urban design, where architecture, green spaces, and community come together to create an exceptional place to live. With its pedestrian-friendly streets, beautifully crafted homes, and a curated mix of amenities, Birney Park offers an elevated living experience rooted in tradition yet designed for modern lifestyles.

WHAT DINING, SHOPPING, AND CULTURAL EXPERIENCES ARE NEARBY?

Residents of The Brightbury are just steps away from a dynamic mix of restaurants, boutique shopping, and cultural attractions. From the Mandolin and Idle Hour right across the street to the boutique offerings in Five Points, the neighborhood provides a rich array of options. Nearby, residents can enjoy performances, galleries, and events that contribute to the area's vibrant cultural scene.

WHAT MEDICAL AND WELLNESS FACILITIES ARE ACCESSIBLE FROM THE BRIGHTBURY?

The Brightbury is conveniently located near top-tier medical centers including Wake Med, Duke, and UNC Hospitals, private clinics, and wellness facilities ensuring residents have access to excellent healthcare. In addition, a range of fitness studios, spas, and holistic wellness services are available within a short distance.

IS THE BRIGHTBURY EASILY ACCESSIBLE BY CAR AND PUBLIC TRANSPORTATION?

Yes, The Brightbury offers convenient access to major roadways in all directions, making it easy to reach key destinations – including Raleigh Durham International Airport. A myriad of other transportation options provide additional flexibility for residents who prefer not to drive.

WHAT GREEN SPACES, WALKING PATHS, OR PARKS ARE IN THE NEIGHBORHOOD?

Birney Park is designed with an emphasis on walkability and natural beauty. The neighborhood features beautiful landscapes while offering sidewalk and greenway access to local parks, providing residents with serene outdoor spaces to enjoy. Whether for a morning stroll or an afternoon retreat, these green spaces add to the neighborhood's livability.



THE RESIDENCES

A collection of two and three bedroom condominiums.

WHAT TYPES OF RESIDENCES ARE AVAILABLE AT THE BRIGHTBURY?

The Brightbury offers a collection of 18 residences, two to three bedroom with den options, each thoughtfully designed with classic proportions, refined finishes, and modern comforts. These homes prioritize spacious layouts, abundant natural light, and seamless indoor-outdoor connections.

WHAT IS THE ARCHITECTURAL AND INTERIOR DESIGN VISION FOR THE RESIDENCES?

The residences at The Brightbury blend classical architecture with elegant interiors. Inspired by other historically-significant residences, the homes feature gracious ceiling heights, elegant moldings, and thoughtfully selected materials. The interiors strike a balance between warmth and refinement, creating a space that feels both inviting and enduring.

WHAT IS THE INTERIOR SQUARE FOOTAGE RANGE OF THE RESIDENCES?

The residences range from approximately 1700 to 2700 SQFT, providing options for those seeking a comfortable two bedroom or a more expansive three bedroom with a den. Each residence is designed to maximize space and livability without compromising on craftsmanship or character.

WHAT ARE THE CEILING HEIGHTS, AND HOW DOES NATURAL LIGHT PLAY A ROLE IN THE DESIGN?

The Brightbury's residences enjoy 10' ceilings in the common living areas and bedroom suites, enhancing the sense of volume and openness. Large traditional windows are carefully placed to capture natural light throughout the day, creating bright and airy living spaces and frame beautiful exterior views.

HOW IS SOUNDPROOFING HANDLED BETWEEN RESIDENCES?

We've taken several important steps to minimize ambient sound transfer into the residences. Most important, we work with Quietly Making Noise, LLC—a highly regarded and experienced acoustical consultant who has been our partner on several projects—to review construction documents and provide noise mitigation recommendations in the design and construction of the building.

WHAT TYPES OF NETWORKING AND COMMUNICATION TECHNOLOGY ARE AVAILABLE?

Each home is equipped with an On-Q panel, serving as a central hub for all telephone and cable wiring. For those looking to enhance their technology setup, including security, A/V, or lighting, enjoy working directly with our AV experts to customize your residence as part of your "rough-in" site visit prior to drywall installation. Homeowners can schedule Neuwave to be on-site at the "rough-in" stage, prior to drywall installation. Additionally, the building offers two local broadband provider options, and wireless internet will be available in the Club Room and rooftop terrace.



ARE THERE OPPORTUNITIES TO CUSTOMIZE OR PERSONALIZE MY RESIDENCE?

Yes, personalization options may be available, depending on the stage of construction. Buyers will have the opportunity to select from a curated palette of designer finishes, fixtures, and other selections to create a home that reflects their style.

DO THE RESIDENCES INCLUDE PRIVATE OUTDOOR SPACE?

Yes, select residences feature private terraces, covered porches, or balconies, offering an extension of the living space and a connection to the outdoors. These thoughtfully designed spaces allow residents to enjoy fresh air, intimate gatherings, and views of the surrounding neighborhood.

HOW ARE THE KITCHENS AND BATHROOMS DESIGNED?

Kitchens and bathrooms at The Brightbry are designed with both aesthetics and functionality in mind. Kitchens feature semi-custom cabinetry, premium Thermador appliances, and elegant quartz countertops, creating a space that is as beautiful as it is practical. Bathrooms achieve a similar form and function balance with luxurious finishes, walk-in showers, and beautiful fixtures, offering a retreat-like experience within the home.

DO YOU HAVE A WARRANTY PROGRAM?

Yes, each home includes a one-year industry-standard warranty. As outlined in the Purchase Agreement, the Developer will, at no cost to the homeowner, repair or replace any defective materials or workmanship for one year from the Certificate of Occupancy (CO) issuance. This limited warranty supersedes all other express or implied warranties relating to the residence, as detailed in the Purchase Agreement. Additionally, appliance manufacturer warranties will be transferred to the homeowner.

THE AMENITIES

Spaces & services designed
for *connection*, convenience,
& *wellness*.



IS THERE A PRIVATE GATHERING OR ENTERTAINING SPACE FOR RESIDENTS?

Yes, the club room features indoor and outdoor entertaining space, along with two rooftop terraces, perfect for intimate gatherings or special occasions. Designed with style and versatility in mind, these spaces provide a seamless extension of home.

WHAT AMENITIES ARE AVAILABLE TO RESIDENTS OF THE BRIGHTBURY?

The Brightbury offers a host of amenities designed to enhance daily living. Residents will enjoy a private club room with covered terrace, fitness studio, two rooftop terraces, and a mail/package room all carefully curated to provide both comfort and convenience.



WHAT CONCIERGE OR LIFESTYLE SERVICES ARE AVAILABLE?

While The Brightbury does not include a traditional doorman or concierge service, residents will enjoy the convenience of a dedicated mail and package room, located adjacent to the elevator lobby. Each residence will have exclusive use of a USPS mailbox and package cubby. Deliveries will be managed through a virtual package concierge kiosk system, ensuring secure and efficient handling. Residents will access this space using a key FOB for added convenience and security.

ARE THERE ANY WELLNESS OR FITNESS OFFERINGS?

A commitment to wellness is reflected in The Brightbury's dedicated fitness studio, and proximity to walking paths and parks, allowing residents to maintain a balanced and active lifestyle.

IS THERE DEDICATED PARKING FOR RESIDENTS?

Yes, The Brightbury offers 2 secure assigned park spaces in a private garage, ensuring ease of access and peace of mind for residents.

IS GUEST PARKING AVAILABLE?

While there is no designated guest parking in the secure parking area under The Brightbury, there are plenty of convenient guest parking spaces around the building, including on Birney Park Circle and Marchmont Street.

WILL THERE BE EV CHARGING STATIONS?

At The Brightbury, we have pre-staged EV infrastructure, including conduit, located between the two dedicated parking spaces for each residence. This setup allows homeowners the opportunity to easily wire a connection from their home electrical panel to their parking spaces, should they choose to install electric vehicle charging stations in the future.

IS BIKE STORAGE AVAILABLE?

Yes, bike storage is available at The Brightbury. In addition to bike racks located on the parking level, we have dedicated a separate bike room on the same level. This secure space not only allows for safe bike storage but also provides residents with the opportunity to charge E-bikes and perform any needed maintenance in a dedicated area.

HOW IS SECURITY AND PRIVACY HANDLED AT THE BRIGHTBURY?

The Brightbury prioritizes resident privacy and security with controlled building access, secured entry points, and discreet surveillance on the exterior and in common areas, ensuring a safe and peaceful living environment.

OWNERSHIP & THE ASSOCIATION

Nurturing your neighborhood and investment.

WHAT ARE THE COA FEES, AND WHAT DO THEY COVER?

The condominium owners' association (COA) fees cover building maintenance, landscaping, common area upkeep, security, and amenities. COA fees are based on the size of each residence and its share of the total square footage in the building. The estimated range of this cost is \$0.35-\$0.37 per SQFT. Detailed fee structures and inclusions will be provided as part of the purchase process.

HOW DOES THE COA FUNCTION, AND WHO MANAGES THE BUILDING?

The HOA is governed by the Condominium Documents and North Carolina condominium law. An Executive Board comprised of residents will be elected to manage the condominium and make decisions on its behalf. A property management company will be hired to manage the daily activities, accounting, and operations for the condominium.

IS THERE A RENTAL POLICY FOR RESIDENCES?

Yes, residents may lease their homes for a minimum of 6 months. The Brightbury Condominium Owners' Association has set a limit on the number of residences that can be rented at any given time. All leasing activities in the building will be managed by the property manager. For more details, please refer to the public offering statement.

WHAT INSURANCE IS INCLUDED IN THE COA FEES?

The HOA fees cover insurance for the building and grounds under the master policy. However, they do not cover contents insurance for individual residences. Residents are responsible for obtaining their own coverage through an HO-6 policy.



CONSTRUCTION & TIMELINE

Transparency & setting expectations.

WILL I BE ABLE TO SEE MY RESIDENCE AND THE BUILDING DURING CONSTRUCTION?

To ensure safety and proper site decorum, homeowners are invited to participate in three scheduled site walks before closing. These walks, coordinated by the Beacon Street team, and will occur at key milestones:

- Pre-drywall walk for a “rough-in” review
- Interior design measurement walk once the walls are in place
- Final homeowner orientation walk prior to closing

WHAT IS THE ESTIMATED TIMELINE FOR COMPLETION AND MOVE-IN?

The Brightbury began vertical construction in June of 2025, with estimated completion projected for September 2026. Our team will provide regular updates throughout the process to keep buyers informed.



THE PURCHASE PROCESS

Clarity down to the last detail.



WHAT IS THE PURCHASE PROCESS FOR A RESIDENCE AT THE BRIGHTBURY?

The purchase process begins with selecting your preferred residence and signing a Purchase Agreement and other supporting contractual documents, along with an initial deposit. Additional deposit milestones will follow, with details outlined in the contract. Our team will guide you through every step, from contract signing to design selections and closing.

WHAT DEPOSIT IS REQUIRED TO SECURE A RESIDENCE?

A deposit is required at the time of contract signing, with additional payments scheduled as construction progresses. Specific deposit amounts and timing will be outlined in your Purchase Agreement.

IS FINANCING AVAILABLE FOR PURCHASING A RESIDENCE?

Yes, buyers may finance their purchase through a lender of their choice. We can also recommend preferred lending partners who are familiar with The Brightburi and can provide tailored financing options.

IS THE BRIGHTBURY A CONDOMINIUM OR A FEE-SIMPLE OWNERSHIP STRUCTURE?

The Brightburi is structured as a [condominium/single-fee] ownership, meaning buyers own their individual residences along with a shared interest in the building's common areas and amenities.