



BIRNEY PARK



THE CITY HOMES AT

A collection of 8 classically-designed residences



BEACON STREET & OUR APPROACH

"A new expression of an old place."

BIRNEY PARK

Hayes Barton

Twenty years of enjoying this treasured neighborhood brought us to this moment.



THE NEIGHBORHOOD OF BIRNEY PARK



*"A beautiful
place to belong."*

DIFFERENT BY DESIGN –
A COLLECTION BORN
FROM PLACE & HISTORY





HISTORICAL CONCEPTS

ARCHITECTURE



DON HOOTEN

LANDSCAPE ARCHITECT



BEACON
STREET



JOHN C. SANDERS & COMPANY

BUILDER



KATHERINE CONNELL

INTERIOR DESIGNER



City Homes 1, 2 & 3

"The approach to private living in a designed context. Each residence offers a distinctive presence while maintaining architectural harmony within the neighborhood."



City Homes 4, 5 & 6

"Not a townhome community. Not a condo building. This is something else entirely."



City Homes 7 & 8

"Distinct character with harmony to the neighborhood. Each residence contributes a unique rhythm while maintaining the cohesive architectural language."



INTERIORS: SITTING SPACES

"Plenty of room to gather, without unnecessary square footage."



Gracious proportions with natural flow between living areas



Refined architectural details: crown molding, wainscoting, and custom trim



Flexible entertaining spaces — Intimate gatherings to formal occasions

INTERIORS: LIVING & DINING

"Built for real use – beautiful, functional, and quietly impressive."



Premium appliances integrated thoughtfully into the design



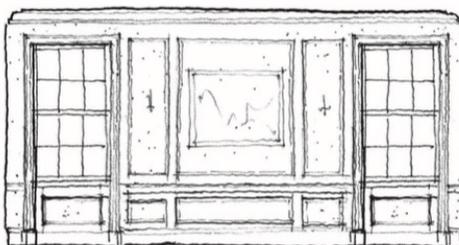
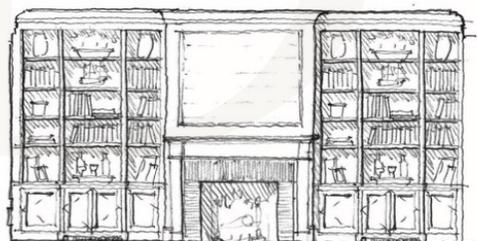
Refined materials that reward closer inspection



Dining spaces scaled for both intimate meals and larger gatherings



Architectural details that elevate the everyday experience





INTERIORS: KITCHEN



INTERIORS: BEDROOM & ENSUITE

"A personal retreat that anticipates your needs."

B & E



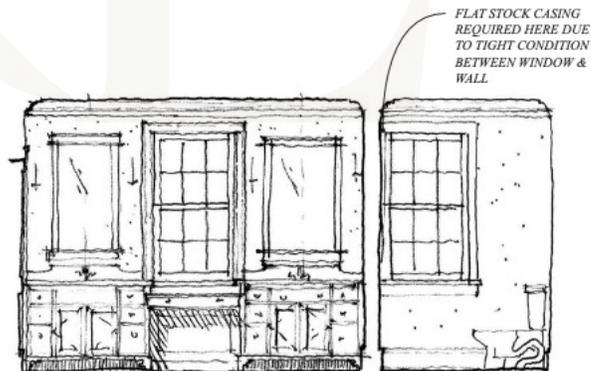
Luxurious Private Spaces

ABUNDANT LIGHT, SITTING AREAS, AND MARBLE FINISHES



Thoughtful Details

PREMIUM FIXTURES AND CUSTOMIZED STORAGE





ROOFTOP FEATURES:



Generous outdoor living space for entertaining or quiet relaxation



Scenic views of the tree-lined streets of the neighborhood



Optional outdoor kitchens and custom planters

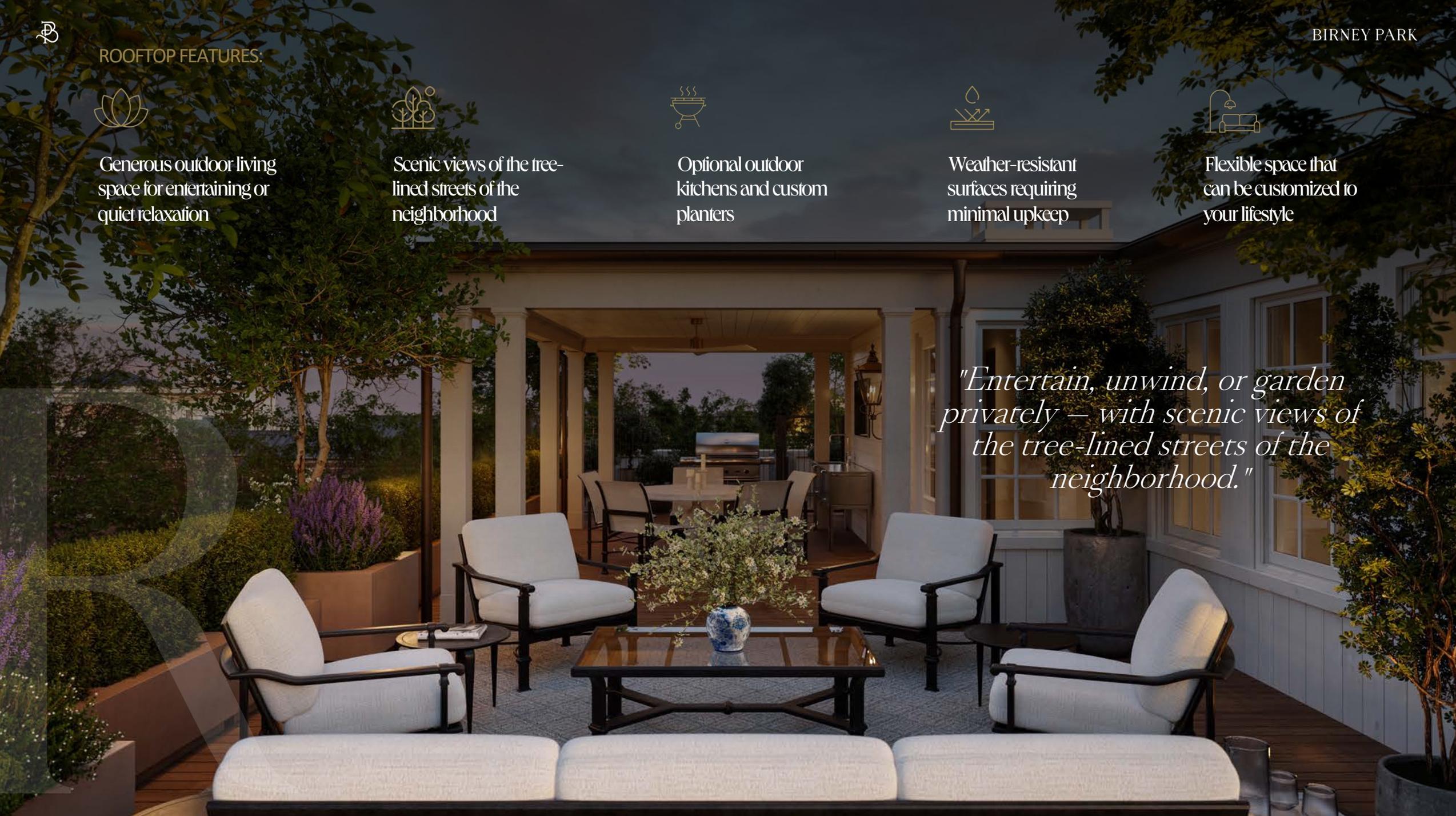


Weather-resistant surfaces requiring minimal upkeep



Flexible space that can be customized to your lifestyle

"Entertain, unwind, or garden privately – with scenic views of the tree-lined streets of the neighborhood."



OUTDOOR SPACES & LANDSCAPES

"Soft edges, strong sense of arrival."



Southern plantings: boxwoods and crepe myrtles



Wrought iron fences and gas lanterns



Private entrances with distinctive thresholds



RESIDENCES – HOME PLANS



Ground Floor

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Garage



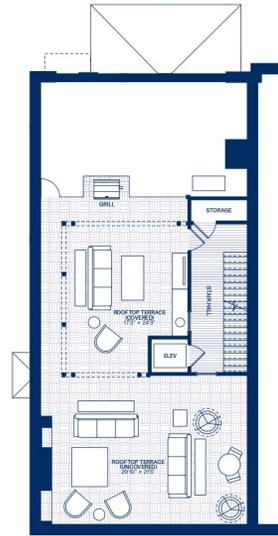
First Floor

- Foyer
- Kitchen w/Scullery
- Dining / Living Room
- Den
- Powder
- Covered Porch



Second Floor

- 2 Bedrooms
- 2 Bathrooms
- Laundry
- Den



Roof Top Terrace

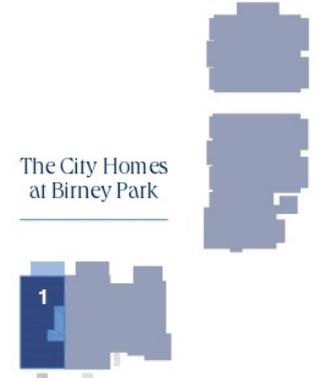
- 2 Seating Areas
- Covered & Uncovered Roof
- Grill Area

TOTAL LIVING AREA SQR. FT.

7,369 sqft

Heated	5,057
Unheated/Garage	860
Porches	608
Rooftop Terrace	844

The City Homes at Birney Park



8

Unique home plans designed for flexibility and livability. Each residence offers personalization while maintaining architectural excellence



Layouts you can envision as your own — refined through months of consideration



Thoughtful details in every room, from entry sequences to bedroom sanctuaries



Future flexibility built into each plan, anticipating how your needs may evolve



THE BEACON BLUEPRINT

"Tailored spaces within a thoughtful framework".

01

DESIGN KICKOFF

UNDERSTAND YOUR LIFESTYLE
NEEDS

02

ARCHITECTURAL REVIEW

TAILOR LAYOUT TO YOUR
PREFERENCES

03

FINAL HOME DESIGN

A BLUEPRINT
REFLECTING YOU

04

MAKING SELECTIONS

THE FINISHES TO
MAKE IT YOURS



OWNERSHIP MADE SIMPLE, EASIER, WITHOUT LOSING INDEPENDENCE



Light-touch HOA

PRESERVES HOMEOWNER AUTONOMY WHILE HANDLING SHARED MAINTENANCE



Managed services

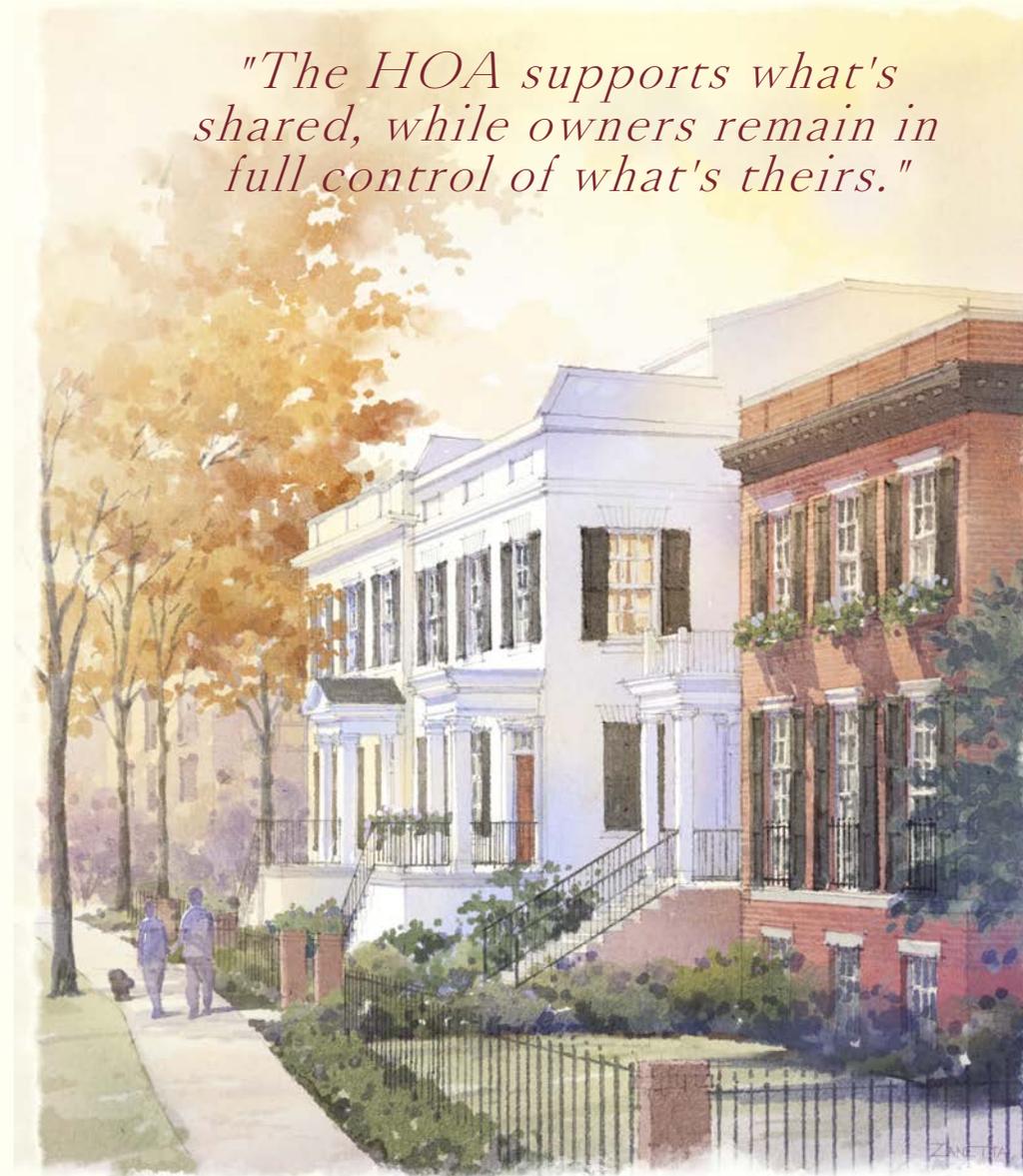
LANDSCAPING, IRRIGATION, AND SELECT EXTERIOR MAINTENANCE HANDLED FOR YOU



Fee-Simple, Private Ownership

TRADITIONAL HOMEOWNERSHIP BENEFITS WITH FULL PROPERTY CONTROL

"The HOA supports what's shared, while owners remain in full control of what's theirs."



FIND YOUR NEW SOFT LUXURY

At Birney Park, we believe a home is more than just a place to live —
it's where comfort, elegance, and a sense of belonging come together.
Explore timeless designs, bespoke residences, and thoughtfully curated
amenities that elevate every moment.

Continue your journey today and discover a home that truly reflects
your aspirations and lifestyle.