

THE  
**RICHARDSON**  
*at Tarrytown*

## FAQs

### **HOW MANY HOMES ARE AT THE RICHARDSON AND WHAT IS THEIR PRICING?**

- » There are 27 Rental Residences featuring 9 distinct floor plans
  - » 1-Bed / 1.5-Bath | 1,209 Square Feet | \$3,300+
  - » 2-Bed / 2.5-Bath | 1,941 to 2,225 Square Feet | \$5,050+
  - » 3-Bed / 3.5-Bath | 2,415 to 2,957 Square Feet | \$7,225+

### **WHAT AMENITIES ARE OFFERED AT THE RICHARDSON?**

- » Centrally located Amenity Deck features:
  - » Outdoor kitchen with gas grill
  - » Seasonally heated pool
  - » Outdoor fireplace
  - » Access to fenced dog park
- » Club Room to gather family and friends – pivoting accordion doors open to amenity deck
  - » Features full kitchen, big screen TV, and conference room
- » Workout facility features equipment selected by local personal trainer (core training, pull up bars, cardio, etc.)
- » Variety of on-site storage options (subject to availability), including:
  - » Climate-controlled wine cellars
  - » Garage storage with high ceilings (some w/ roller doors)
  - » Secure bike storage
- » Controlled-access parking garage with high speed roller doors
  - » Reserved & unreserved parking available
  - » Electric vehicle charging station
  - » Mudroom in garage (with integrated dog washing station)
  - » Direct elevator access to all floors from parking garage
- » Fiber optic data connections with Gigaspeed capability
- » WiFi throughout common areas
- » Guest Room available
- » Controlled access throughout building
- » Luxor One secured parcel locker system – conveniently access postal deliveries 24 hours a day

### **IS THE RICHARDSON PET FRIENDLY?**

- » Yes, dogs and cats accepted - pet fees, deposits, and pet rent applicable
- » No pet size limit / 2 pets per home maximum / restricted breeds
- » Dog wash station located in parking garage

### **WHO IS THE DEVELOPMENT TEAM?**

- » Burlington Ventures is the developer of the Richardson and will continue managing the property after completion. Burlington Ventures is a local company which has provided real estate services in Central Austin since 1988.
- » Dick Clark Associates focused to bring their architectural spirit of contemporary hill country and custom residential design to Exposition. Dick Clark Associates worked closely with Big Red Dog Engineering and Coleman & Associates Landscape Architecture to collaborate on the first class project.
- » HOAR Construction was selected by architect and developer to build a high rise quality project on a smaller scale because of their expertise associated with cast concrete buildings and attention to architectural detail.



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**WHAT TYPE OF CONSTRUCTION AND ARCHITECTURAL SPECIFICATIONS & FEATURES CAN BE EXPECTED?**

- » The building structure is cast-in-place concrete which provides the highest performing residential environment available. Concrete floor plates and high density insulation (blown-in cellulose) between walls results in virtually zero noise transfer.
- » Open floor plans feature "great rooms" with floor-to-ceiling balcony windows. All units have powder rooms and walk in closets; most units feature pantries & study.
- » Stairless residential solution – direct elevator access to all floors from parking garage
- » Giant custom chef's kitchens feature counter-depth refrigerators, built-in microwaves, natural gas ranges, under-counter wine chillers, and built-in ovens\*\*1-bedroom floor plan does not include built-in oven
- » Quartz countertops in kitchen and bathroom
- » Spa-inspired master bathrooms feature independent bath tubs, spacious glass-enclosed showers with rain water showerheads & supplementary shower sprayer, separate water closet, and double vanities\*\*1-bedroom floor plan does not include tub or double vanity
- » Hardwood flooring throughout kitchen, living rooms, master bedrooms, powder rooms, and studies
  - » Custom tile flooring in bathrooms
  - » Carpeted guest rooms & closets
- » Front-loading washer & dryer (natural gas) provided in all homes
- » Water softener allows for cleaner laundry & dishes
- » Private balconies featuring exterior electrical outlets and water spigots
- » Electronic keyless front door entry system
- » Energy efficient multizone HVAC systems allow residents to vary temperature by zone. Systems feature variable refrigerant and variable fan speed air handlers which contribute to their energy efficiency
- » The clearest glass in the industry which combines superior clarity and maximum energy efficiency
  - » Manual solar shades
- » Energy efficient recessed LED lighting with superior color rendering – appropriately located dimmers
- » Roof-mounted solar panels provide 'Green Energy' to common areas
- » ADA accessible residences available, please notify us if that is a requirement

**WHAT IS THE LEASING PROCESS?**

- » Leasing has begun. Prospective residents who have submitted Leasing Surveys (LINK) will be contacted promptly to schedule hardhat tours. During the hardhat tour, future residents will experience the Richardson's various amenities, designer finish-out selections, storage options, and identify their desired floor plan and location. Once a specific home is selected, future residents are able to apply and submit an application, application fee, and security deposit (\$1500) to reserve their new home. Once applicants are approved, a move-in date will be agreed upon, and a lease agreement executed.
- » Typical lease terms will be 12-months, however longer term leases are available.
- » Realtor referrals are welcomed and the Richardson will pay a flat fee for their services.

**WHEN AM I ABLE TO MOVE-IN?**

- » Construction is a bit behind schedule due to weather delays. Based on the current pace of construction, we are expecting move-in dates starting mid-May.

**IS MORE INFORMATION AVAILABLE?**

- » All available information is published on the website. To stay informed of project updates, prospective residents are encouraged to submit their email address on the Richardson's homepage – [www.3215Exposition.com](http://www.3215Exposition.com) – those who sign-up will receive updates when new information is available.

