



COBALT
HOMES

TOWNS ON W 9TH

WWW.TOWNSONW9.COM

THREE-BEDROOM MODERN CONDOS
DESIGNED BY FAR+DANG

[WATCH VIDEO](#)

18 modern-designed condos located in the heart of the Bishop Arts District of Dallas. Units feature 3 bedrooms, 3.1 baths, rooftop decks, gated sidewalk entry, small walk-up courtyards, 2nd-floor Balconies, and sizes ranging from 2,150-2,281 sq.ft.



3 bed



3.1 bath



2,150-2,281
square feet



2-car garage



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STANDARD KITCHEN APPLIANCES



Bosch 30" gas cooktop - Stainless Steel



Bosch Estar Pyramid Chimney Hood 30"



Gooseneck Kitchen Faucet with Pull Down - Chrome



Bosch 500 Series Wall Oven and Built-In Microwave Oven



Bosch 500 Series SS Dishwasher



Undermount Stainless Steel Pro Series Sink 30"x18"

CABINETS



Custom Nobilia German Cabinetry: Touch 332 Alpine White Supermatt & Riva 892 Concrete Grey (additional uppers in select units); German-made Modern design with concealed and soft-close hinges / soft-close full-extension sliders; drawer side upgrades to glass included for select drawers: modern pulls in brilliant chrome

UPGRADE APPLIANCE OPTIONS



Bosch 800 Series 36" Counter
Depth French Door



LG 4.5 CF Washer & 7.4 CF Elec Dryer
Stacking Kit

COUNTERTOPS



Carrera Kiva - 3cm in guest and powder baths
Square Edge Lvl 3 Quartz



3cm in Kitchen and Primary Bedroom
Square Edge Lvl 4 Quartz

LIGHT FIXTURES

NOTE: recessed LED can lights with rocker light switches are included throughout as is undermount lighting on cabinetry



Aqua LED Mirrors - 24"x 32"
2 in primary bathroom.
1 in secondary bathrooms.
1 in powder bath



2 Fynn LED Pendants 23.5" diameter
above Kitchen island

OPTIONAL UPGRADE



Exterior Entry And Drive Sconces
Kuzco Slate Wall Black



Modern Forms Roboto 52" Brushed
Aluminum Smart Ceiling Fan

UNIT 101 AND 201 SPECS



Downstairs Guest Bathroom
Tona Dimmable Pendant 12.5" D



Downstairs Guest Bathroom
22x26 Pivot Bathroom Mirror



Powder Bathroom
Wall Mounted vanity and sink

PLUMBING FIXTURES

Other Fixtures:

*Frost proof hose bibs , Navien Tankless water heater with recirculation system
Gas drops for water heater, furnace, cook top, BBQ , Wastemaid 1590 ½ HP disposal*



Primary Bath Dual Sinks
Riu Widespread Lavatory Faucet
With C-spout - Chrome



Primary Bath Dual Sinks
White 19"x13" Undermount



Primary Bath Dual Shower
Dual 6" 6-Function Showerhead;
Handshower Set with 31" slide
bar and 3 function handheld



Toilets
Icera Malibu II Elongated Toilet



Guest and Powder Sinks
Single Handle Faucet
White 19"x13" Under-mount Sink



Guest Showers
6" 6-function Showerhead With
Arm (1st-floor guest has shower;
3rd-floor guest has bathtub)

HARDWARE



Bath Fixtures
Kartners Towel Holder, Robe Hook
and Paper Holder.



Door Hardware
BHP Rockaway Beach Lever - Chrome with
hinge stops and door stops as appropriate



Door Style



Door Handle

Contemporary Collection 1 Lite Vertical - Mahogany Door
Hoelscher - 3'0" x 8'0"

48" Ladder Pulls in Matte Black, Kwikset Deadbolt, Smart Wifi
Lock, Heavy-duty roller catch

TILE AND FLOORING

*Stairs Solid Oak Treads and Risers – Stain Finish
Steel Handrail. Steel Painted Tricorn Black.*



*Stain Options Neutral, Natural, Ebony, Aged
Barrel, Weathered Oak*



Solid Oak Hardwood 4" Planks
First Floor Entry, Second Floor and
Third Floor Hallway and Primary Bedroom



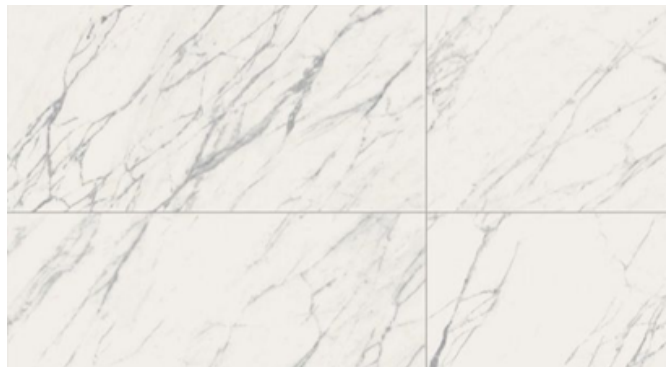
Anderson Tuftex Brindle Silver Fox Carpet
Secondary Bedrooms (optional upgrade to
hardwood for both secondary bedrooms)



First Floor Bathroom
Arizona Tile Ikon Black 12"x24" offset
Tub Shower Walls – Arizona Bare White 3"x12"
offset with niche



Second Floor Kitchen
Arizona Islandia Aruba – Matte Glass 4"x12"
Backsplash up to bottom of vent-hood



Powder Bath
Arizona Tile Tru Marmi Venatino Matte
12"x24" offset (tile "baseboard")

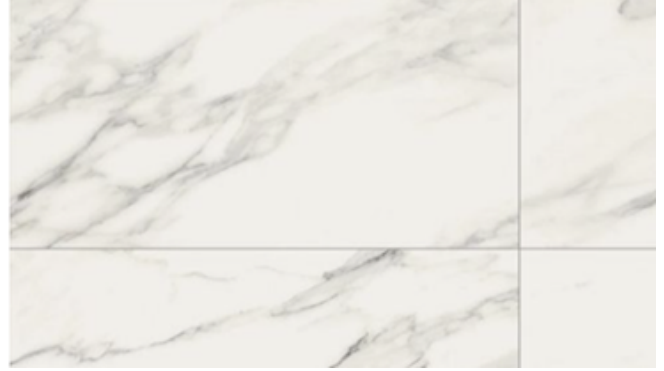
TILE AND FLOORING



Third Floor Primary

Floor Tile - Arizona Tile Tru Marmi Venatino Matte 12"x24"
offset (tile "baseboard")

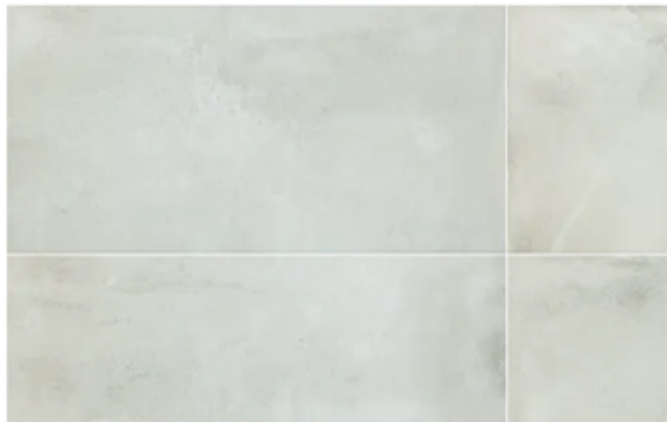
Shower Walls - Arizona Tile Tru Marmi Venatino Polished
12"x24" offset



Third Floor Guest

Floor Tile - Arizona Tile Tru Marmi Extra Matte 12"x24"
offset (tile "baseboard")

Shower Walls - Arizona Tile Tru Marmi Extra Polished
12"x24" offset



Utility Room

Arizona Tile Icon Silver Matte 12"x24" offset
(tile "baseboard")

TOWNS ON W9TH

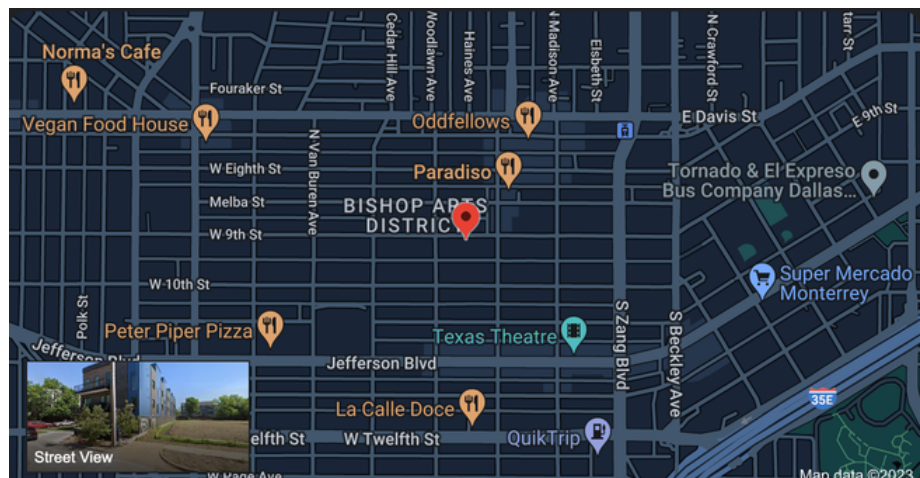


LOCATION

426/430 W 9TH



On W 9th Street near the corner of Bishop Ave and W 9th, in the Bishop Arts District. Owners will enjoy the convenience and walkability of having a plethora of restaurants, shops, and cocktail lounges just steps from their front door.



FLOOR PLANS

UNIT 101 2,281 SF



Mechanical Penthouse

- 01 Mechanical Closet 6'-0" x 7'-0"
- 02 Rooftop 42'-0" x 19'-2"



Level 2

- 01 Kitchen 15'-0" x 12'-4"
- 02 Pantry 5'-0" x 3'-10"
- 03 Dining 15'-6" x 10'-0"
- 04 Living 15'-6" x 17'-6"
- 05 Powder 3'-8" x 5'-4"
- 06 Balcony 20'-8" x 3'-4"



Level 3

- 01 Master Bedroom 14'-8" x 11'-10"
- 02 Master Bath 6'-0" x 11'-8"
- 03 Master Closet 6'-9" x 7'-5"
- 04 Bedroom 2 12'-2" x 13'-5"
- 05 Bath 2 8'-8" x 6'-8"
- 06 Closet 2 4'-8" x 3'-10"
- 07 Laundry 3'-4" x 6'-1"



Level 1

- 01 Foyer / Hallway 10'-0" x 6'-0"
- 02 Bedroom 1 12'-6" x 10'-0"
- 03 Bath 1 5'-0" x 11'-4"
- 04 Closet 1 7'-0" x 3'-4"
- 05 Garage 20'-0" x 19'-3"

UNIT 201 2,281 SF



Mechanical Penthouse

- 01 Mechanical Closet 6'-0" x 7'-0"
- 02 Rooftop 42'-0" x 19'-2"



Level 2

- 01 Kitchen 15'-0" x 12'-4"
- 02 Pantry 5'-0" x 3'-10"
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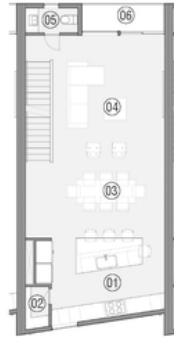
FLOOR PLANS

UNITS 102-108 2,150 SF



Mechanical Penthouse

- 01 Mechanical Closet 6'-0" x 7'-0"
- 02 Rooftop 42'-0" x 19'-2"



Level 2

- 01 Kitchen 15'-3" x 11'-0"
- 02 Pantry 5'-5" x 3'-2"
- 03 Dining 18'-10" x 10'-6"
- 04 Living 16'-6" x 15'-2"
- 05 Powder 3'-4" x 7'-1"
- 06 Balcony 11'-2" x 3'-8"



Level 3

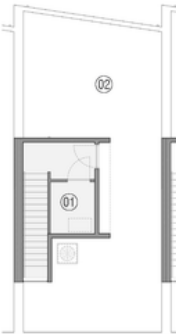
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- 02 Master Bath 6'-0" x 11'-3"
- 03 Master Closet 6'-8" x 9'-11"
- 04 Bedroom 2 11'-9" x 11'-6"
- 05 Bath 2 8'-8" x 6'-8"
- 06 Closet 2 4'-4" x 3'-1"
- 07 Laundry 3'-4" x 3'-3"



Level 1

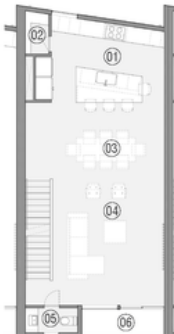
- 01 Foyer / Hallway 16'-8" x 3'-8"
- 02 Bedroom 1 11'-6" x 11'-1"
- 03 Bath 1 5'-0" x 7'-11"
- 04 Closet 1 5'-2" x 2'-9"
- 05 Garage 20'-0" x 18'-10"

UNITS 202-208 2,150 SF



Mechanical Penthouse

- 01 Mechanical Closet 6'-0" x 7'-0"
- 02 Rooftop 42'-0" x 19'-2"



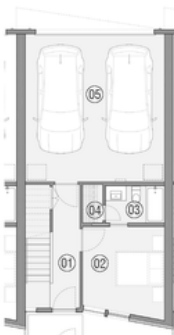
Level 2

- 01 Kitchen 15'-3" x 11'-0"
- 02 Pantry 5'-5" x 3'-2"
- 03 Dining 18'-10" x 10'-6"
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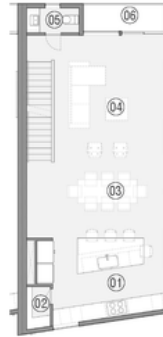
FLOOR PLANS

UNIT 109 2,150 SF



Mechanical Penthouse

- 01 Mechanical 6'-0" x 7'-0"
- 02 Rooftop 42'-0" x 19'-2"



Level 2

- 01 Kitchen 15'-3" x 11'-0"
- 02 Pantry 5'-5" x 3'-2"
- 03 Dining 18'-10" x 10'-6"
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- 07 Laundry 3'-4" x 3'-3"



Level 1

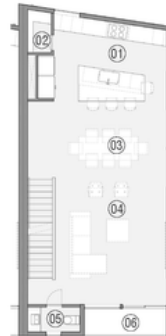
- 01 Foyer / Hallway 16'-8" x 3'-8"
- 02 Bedroom 1 11'-6" x 11'-1"
- 03 Bath 1 5'-0" x 7'-11"
- 04 Closet 1 5'-2" x 2'-9"
- 05 Garage 20'-0" x 18'-10"
- 06 Fire Sprinkler Riser Room 5'-0" x 3'-10"

UNIT 209 2,150 SF



Mechanical Penthouse

- 01 Mechanical 6'-0" x 7'-0"
- 02 Rooftop 42'-0" x 19'-2"



Level 2

- 01 Kitchen 15'-3" x 11'-0"
- 02 Pantry 5'-5" x 3'-2"
- 03 Dining 18'-10" x 10'-6"
- 04 Living 16'-6" x 15'-2"
- 05 Powder 3'-4" x 7'-1"
- 06 Balcony 11'-2" x 3'-8"



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- 04 Closet 1 5'-2" x 2'-9"
- 05 Garage 20'-0" x 18'-10"
- 06 Fire Sprinkler Riser Room 5'-0" x 3'-10"

STANDARD SPECIFICATIONS

INTERIOR WALLS

- SW Pure White 7005 Matte (for all ceiling and walls)
- SW High Reflective White 7757 Semi-Gloss (for trim & doors)

TRIM

- Doors and window casing: 1x3" trim
- Baseboards: 1x6" trim
- Shelved closets with oval closet rods (chrome)

EXTERIOR

- Acme Brick – King size brick – painted Whitetail SW7103 and Tin Lizzie gray SW9163.
- Matte Black Mini Rib metal siding
- Hardie Panel soffits
- Custom steel balcony railing
- Stained wood tongue and groove siding in entry
- Perimeter fence – cedar plank
- Windows – Alside Architectural Bronze exterior / white interior ClimaTech Elite Windows

ROOFTOP & BALCONY

- Westcoat ALX Waterproofing System

INSULATION & WALLS

- Exterior wall insulation: R-19 BATTS
- Floor over garage insulation: R-30 BATTS
- Cantilever floors insulation: R-22 BATTS
- Roof deck: open cell foam R-21
- Light orange peel texture

HVAC

- Lennox 18 SEER two stage condenser; variable speed furnace; 3 ton; Eco Bee 5 Smart Thermostat; QuFresh 80 CFM exhaust fans

PAINT SUMMARY

- SW Pure White 7005 Matte (for all ceiling and walls)
- SW High Reflective White 7757 Semi-Gloss (for trim & doors)
- SW 6258 Tricolor Black for railings
- SW 7068 Grizzle Gray for soffits and hardie panels
- Brick - Whitetail SW7103 and Tin Lizzie gray SW9163
- Stain on exterior T&G wood – TBD

SMART HOME TECH / AV / SECURITY

- Nest doorbell camera & smart WiFi lock on front door
- Security System
- Living room pre-wired with 4 speaker drops in ceiling
- Rooftop deck pre-wired with 2 speaker drops
- LiftMaster Ultra-Quiet Smart Garage Opener with wifi
- Tankless Water Heaters – Navien with recirculation system
- Vinyl-backed steel insulated flush panel garage door
- 240V outlet in garage for plug-in electric car charging

OPTIONAL UPGRADES

- Bosch refrigerator
- LG washer/ dryer
- Hardwoods in guest bedrooms
- Ceiling fans in bedrooms
- Epoxy garage floors
- Speakers in living and roof decks
- Plumbing fixtures & door/bath/cabinetry hardware in black rather than chrome standard
- Addl. upper cabinets in select units



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