



LUXURY & MODERN NEW CONSTRUCTION IN MIDTOWN

Located at the heart of bustling Midtown, the SELDEN is Detroit's newest residential condominium development.

The SELDEN is a 12-unit luxury development, rich with amenities and well placed along the Woodward corridor. Its contemporary architectural design, and innovative use of materials and design products, puts it into a category of its own, best described as sleek "neo modern". Designed by BmK Associates, and realized by The Ferlito Group, the SELDEN manifests the concept of New Urbanism, which suggests that walkable neighborhoods promote better cities, more vibrant communities, and a healthier lifestyle.

The building itself is within close walking distance to shopping, dining, art, groceries, and public transportation. It goes a step further by engaging the neighborhood and residents in the 1st floor retail/restaurant space, thereby also making the SELDEN a destination and a new landmark in midtown. Residents will enjoy the conviviality and convenience of the shared rooftop terrace, dog wash, bike room on each floor and secured storage in the basement. Many people may find that from the Selden, they can now walk to work, or hop on the QLINE -M-1 rail- to get there.

The SELDEN offers a refreshing array of urbane material design selections from which new residents may choose. Buyers may select and reserve their specific condo units now, and be involved in the construction progress with updates, invites, photos and events until the closing at final occupancy, which is expected in summer 2017.

The SELDEN is a boutique condominium development. Most importantly, it offers inspiring lifestyle upgrades such as expanding your connection to the community, enhancing your free time by saving you a commute, and putting entertainment options at your fingertips.

the
SELDEN

438 SELDEN
DETROIT, MI 48201

(313) 658-6400
TheLoftWarehouse.com/theSelden

THE FERLITO
GROUP



Community Rooftop Terrace

Our Location

The SELDEN is located on Selden Street between Cass and 2nd. The convenient location makes it easy to enjoy the diverse and abundant Midtown amenities, such as dining at Selden Standard, listening to the DSO at the Max Fisher, and boutique shopping along Cass. It is also just 0.3 miles away from the new MLK M1 Rail station, 6 blocks from the new Hockey Arena & entertainment district and within a few minutes from Detroit Downtown.



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PRE-SALES ARE STARTING NOW!

Construction is starting! Only 1 unit is left at pre-sale pricing*

Unit 201: \$429,900—Reserved

Unit 202: \$429,900

Unit 203: \$429,900 — Reserved

Unit 204: \$429,900 — Reserved

A floorplan - 1,194sf 2bed/2bath

B floorplan - 1,173sf 2bed/2bath

C floorplan - 1,174sf 2bed/2bath

D floorplan - 1,158sf 2bed/2bath

Unit 301: \$479,900 — Reserved

Unit 302: \$469,900 — Reserved

Unit 404: \$489,900—Reserved (Penthouse unit)

A floorplan - 1,194sf 2bed/2bath

B floorplan - 1,173sf 2bed/2bath

D floorplan - 1,158sf 2bed/2bath

Contact us now to reserve your unit!

* open for back-up reservations - more units to be released for purchase in September

Buyers will receive a free **Anytime Fitness** membership at the Downtown Detroit location for as long as they own their unit.

Expected delivery: Summer 2017

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STANDARD FEATURES

THE COMMUNITY

- Vibrant Midtown District
- Walking distance to Little Caesars Arena and Entertainment District
- Walking Distance from the M-1 Rail
- Close Proximity to I-75, 94, 375, Lodge freeways
- Private boutique community
- Views of Downtown, Midtown

EXTERIOR ENHANCEMENTS

- 4 story masonry and wood structure
- One secure indoor heated garage parking space per unit
- Glass Door common entry with elevator
- 10 low profile contemporary windows
- 40 Sq. Ft. outdoor balcony
- Keyless fob main entry
- Semi – Private elevator access
- Bike Storage on each floor
- SKY-Deck Amenity – elevator access
- First Floor Retail
- Private Basement Storage Room
- LED illumination
- SKY Deck dog run
- Dog wash

GOURMET KITCHEN

- Exciting kitchen design and layout
- Marble counter tops
- Designer Selected Custom cabinetry with Island
- Stainless Steel G.E. Profile appliance package including gas hook up for range, electric dishwasher, microwave and garbage disposal
- Stainless steel double bowl sink with chrome Kohler faucet

* SUBJECT TO FLOOR PLAN

** FERLITO GROUP RESERVES THE RIGHT TO IMPROVE PRODUCTS WITH CHANGES TO SPECIFICATIONS WITHOUT NOTICE

INTERIOR APPOINTMENTS

- 9'-8" ceilings
- 2 Full Bedrooms
- 2 Full Bathrooms
- Laundry Room with W/D installed
- Abundant closet space
- 100 AMP electrical service
- Solid Core wood doors
- Karndean Argen Floor throughout
- Designer selected tile in all baths
- Full width vanity mirrors
- Smoke detectors
- Kohler plumbing fixtures
- Designer selected interior hardware
- Unit prewired for Rocket Fiber
- 1-hour separation/fire walls
- Gas range

SPACIOUS MASTER SUITES

- Large walk-in closet
- Custom cabinetry in a selection of styles
- Double Vanity sink
- Sizable shower with Designer-selected tiled floor and walls
- Floating full width vanity and mirror

ENERGY DESIGNER FEATURES

- Exterior Insulation package includes R-21 walls + 3.6" Exterior Continuous Insulation
- STC 64 Floor and STC 54 Walls
- 98% + energy efficient furnace system and air conditioning
- On demand high efficiency tankless water heater
- LED Lighting

HOMEOWNERS ASSOCIATION

The Selden Homeowners Association will be self-managed by condominium owners. Below we provide you with information and answers to frequently asked questions about living at The Selden. The source for these answers is The Selden Master Deed and the Association Bylaws, parts of the Purchaser Information Booklet.

INCLUDED WITH \$245/MONTH ASSOCIATION FEE

- Water
- Landscape maintenance and sprinkler
- Gas and electric for common areas
- Snow plowing
- Insurance - exterior
- Maintenance of SKY Deck
- Maintenance of common and semi-common areas (elevator, corridors, stairways)
- Reserves

INSURANCE COVERAGE ON THE HOMES

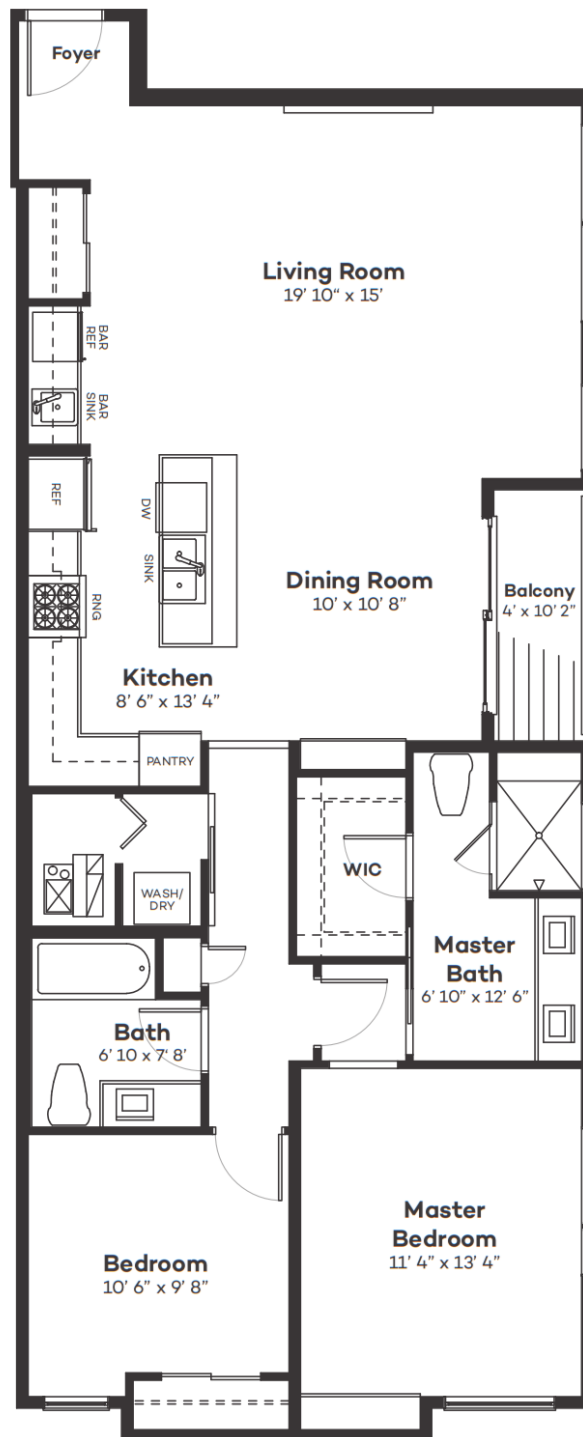
Homeowners are responsible for individual insurance coverage of their dwellings. The association insures all common areas for general liability.

GENERAL INFORMATION

- Owners may not make alterations to the common corridors
- Pets are allowed under certain restrictions
- Exterior maintenance is included
- Secure basement storage room
- Bike storage shall only be permitted on your resident floor
- Passenger automobiles are only allowed inside the garage
No trailers, boats, RV's, motorcycles, snowmobiles or commercial vehicles
- No parking in the alley
- Residents are responsible to bring trash to designated receptacles on a weekly basis
- Residents are responsible for animal waste

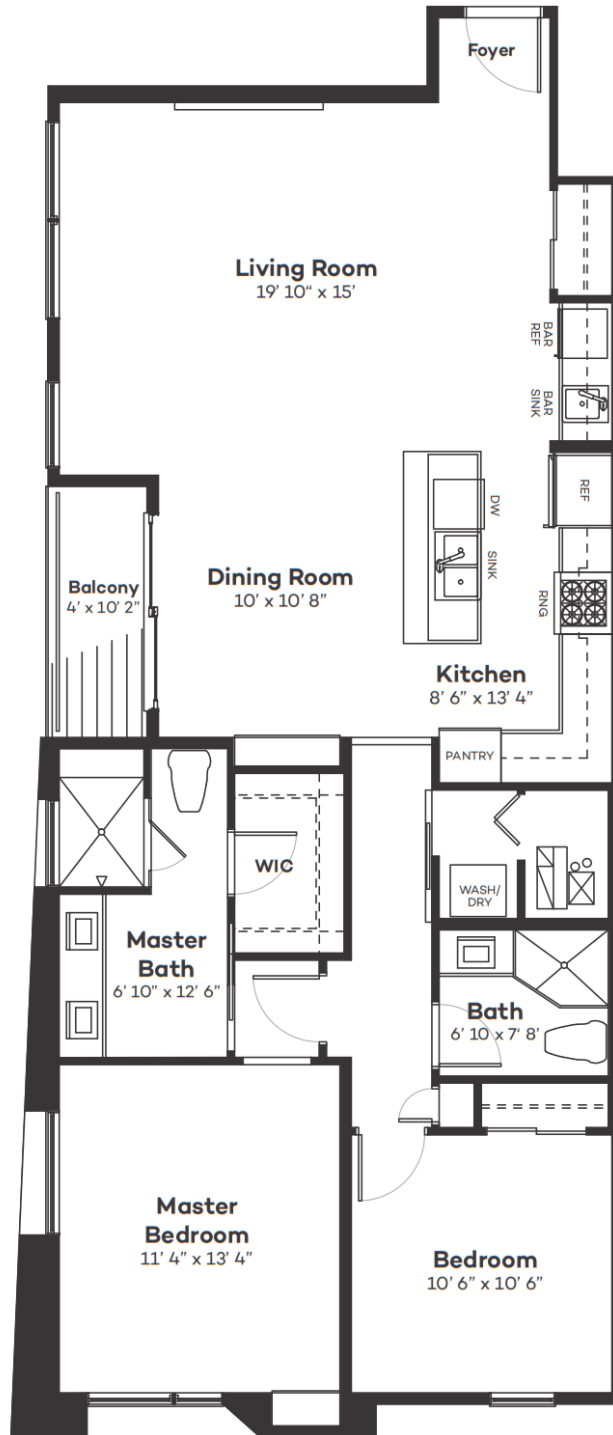
FLOOR PLAN

UNIT A | 1194 SQ. FEET



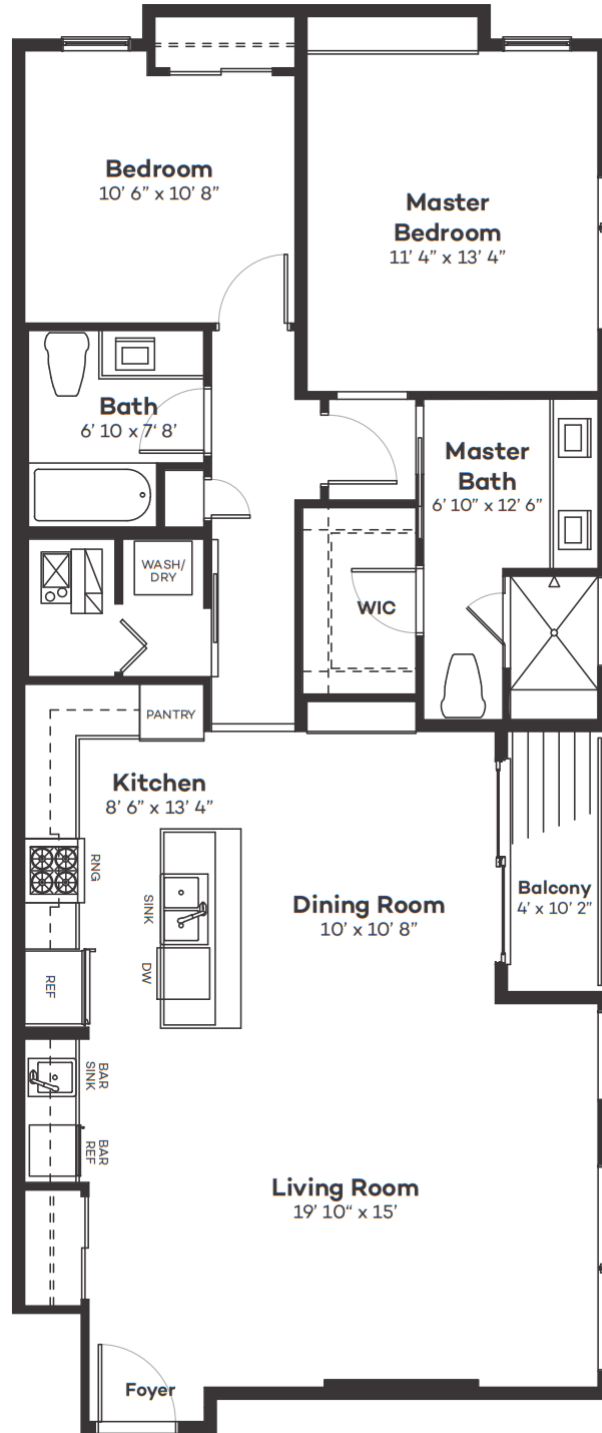
FLOOR PLAN

UNIT B | 1173 SQ. FEET



FLOOR PLAN

UNIT C | 1174 SQ. FEET



FLOOR PLAN

UNIT D | 1158 SQ. FEET

