



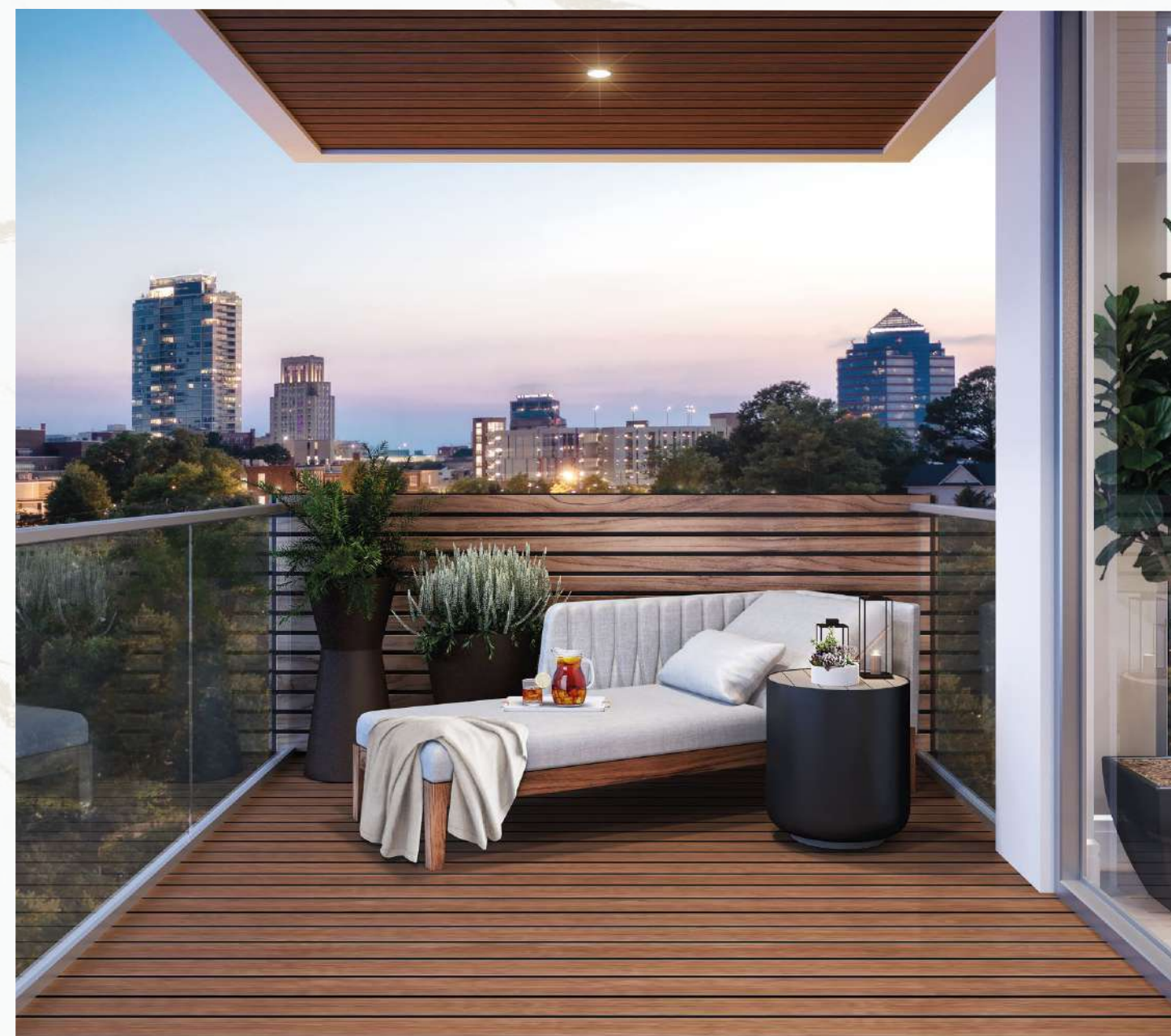
THE
WILLOW
Put Down Your Roots



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The Willow's bold exterior design capitalizes on the beauty and innovation of Durham's most iconic buildings. With the unique, modern architectural flair of Lorient Homes, The Willow provides a fresh and intimate condo experience offering seven units and three spacious floor plans, all with views within the vibrant Downtown. The interiors reflect contemporary and innovative design concepts, creating a modern atmosphere that is both calming and inviting. Multiple private balconies for each unit stylistically and functionally extend the living space. With its premium location, everything that downtown Durham has to offer is right outside your door.



LIVE DURHAM

Located in the heart of downtown Durham, the Willow is unlike any other residential community in the Triangle. From its sublime white minimalist exterior to its well thought out interiors, life at the Willow is all about modern luxury. These spacious two and three bedroom condos and the two story penthouse feature European styling, multiple private balconies with metal capped glass railings, floor to ceiling windows with expansive views, a generous flex area for a quiet seating area or home office, a powder room for guests, and a dedicated laundry room.



CHEF'S DREAM

The kitchen is a chef's dream with its 16' quartz-draped island with seating, 45" Ruvati workstation sink, and walk-in pantry. Each unit comes with beautiful KitchenAid appliances and an optional full height built in SubZero wine fridge, or upgrade to the Wolf/SubZero/Cove package for a full gourmet experience. Each bedroom features walk in closets and en suite private bathrooms with floating vanities, large format porcelain tile, and spacious showers, with a free standing soaking tub in the master bath. This is modern living without compromise.

◆ The ALBA Floor Plan



HEATED AREA	1.855 ft ²
BALCONY AREA	570 ft ² / 870ft ²
BEDS & BATHS	2Bed 2.5 Bath

The IRIS Floor Plan ◆



HEATED AREA	2.410 ft ²
BALCONY AREA	470 ft ² / 950 ft ²
BEDS & BATHS	3Bed 3.5 Bath

PENTHOUSE Floor Plan



HEATED AREA	3.320 ft ²
BALCONY AREA	710 ft ²
BEDS & BATHS	3Bed 3.5 Bath

Features & Specifications



BUILDING DETAILS

- Five story building with one garage and services floor
- Luxurious, modern condos with spectacular city views on floors two to five
- Modern lobby
- Exterior design accented with wood-like composite cladding and concrete panels.
- Energy efficient TPO Roofing
- Energy efficient modern windows and glass doors with Low-E Dual-panes
- Secure garage
- Three balconies in every unit with glass / cable railing, five in the penthouse
- Private storage units on the first floor
- 7x8 foot elevator
- Low-maintenance living with exterior and roof maintained and insured by the HOA



INTERIOR DETAILS

- Open floor plan with additional flex space in every unit
- Large full-height windows and sliding patio doors for abundant natural light
- 9 foot ceilings with 8 foot interior doors
- Engineered hardwood flooring (6.5")
- Elegant fixtures
- Modern display gas fireplace with dedicated space for an 80" TV
- Contemporary LED lighting throughout
- Dedicated walk-in laundry room with porcelain tile



KITCHEN DETAILS

- Modern full-height kitchen cabinetry with large drawers
- 48" dual fuel range vented to the exterior
- KitchenAid stainless steel appliances with available upgrades
- Modern porcelain backsplash with available quartz upgrades
- Full height built-in wine chiller (optional)
- Luxurious quartz waterfall island
- LED lighting with minimalist island pendants
- Modern stainless steel 42" Ruvati sink
- Soft close cabinets and drawers



BEDROOM & BATHROOM DETAILS

- Oversized walk-in closets
- Plush carpeting in all bedrooms, wood flooring as an upgrade
- Modern porcelain tile in all bathrooms
- Modern floating vanities with quartz countertops
- Luxury freestanding tub in owner's bedroom
- Large walk-in showers
- All bedrooms en suite with generous walk-in closets
- Kohler Santa Rosa toilets with available Toto Connely upgrades



ELECTRICAL & HVAC SYSTEMS

- Tankless water heater
- Smart thermostat
- 16 SEER heat pump HVAC system
- Wire-ready upgrades for data, security, for electric blinds, and A/V systems are available
- Pre-wired ceiling fan locations in all bedrooms & select rooms
- LED power-efficient surface mounted lighting
- Optional EV charging stations at assigned parking space(s)
- Common areas electronic security system



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