

Mirabeau *B* . at Hyde Park





Mirabeau *B* at Hyde Park

We think green means beauty, innovation, quality, and sustainability. From preserving five large live oak trees for shade to situating the Mirabeau B. within walking distance of neighborhood shops and museums, our idea of green transcends the trend and welcomes you home to Houston's first proposed LEED-certified condominium building, designed by Rhode Partners Architects.

A beautiful reflection of what you want in a green building, the Mirabeau B. mixes together fresh breezes and neighborliness and luxury in an intimate arrangement of 14 spacious condominiums. Personal, exclusive, special—the Mirabeau B. offers you a retreat in the midst of a busy city. Because we think green means living room and breathing room.

B 14 Luxurious Sustainable
Condominium Units
from the \$400s

2410 Waugh Dr., Houston, Texas 77006



About the Neighborhood

Located inside the Loop in Houston's vibrant Hyde Park neighborhood, the Mirabeau B. offers you green living by connecting you to community. Tradition and forward thinking harmonize in Hyde Park, one of the city's oldest neighborhoods and one of the most enjoyable. Beautiful parks, lots of nearby entertainment, and a new Whole Foods on the way mean you'll be close to green trees—and green apples.

Convenient access to museums, restaurants, shopping, entertainment, libraries, and schools, makes Hyde Park one of the most walkable neighborhoods in Houston. Because Hyde Park offers residents a prime starting point for any number of strolls, the Mirabeau B. has earned a terrific walk score from Walk Score. How great? Visit walkscore.com to see the many businesses within walking distance from the Mirabeau B.



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When we say the Mirabeau B. is a green building, we mean that thoughtfully designed LEED-certified features will help you reduce your impact on the planet. In fact, the roof alone performs multiple tasks: solar panels make energy and a planted roof covering reduces heat gain.

B GREEN SITE

Renews a previously developed site, replacing a retail building and surface parking lot

Designed to preserve five large live oak trees growing on the site. Leaving room for the trees' roots, the building size will not be maximized

Strategically located to enable healthy, neighborhood-oriented living

Hyde Park offers an adjacent open space, working in tandem with the Mirabeau B. to green your neighborhood

B GREEN INTERIORS

Bosch Energy Star appliances. Miele Energy Star appliances in the penthouse condo

Low-VOC and LEED-compliant sealants, paints, and coatings

Plumbing fittings to reduce unnecessary water use

Insulated, double-glazed, and Low-E coated windows

Generous windows allowing plenty of natural light

Operable windows for natural ventilation

Exterior building shading reduces heat gain and glare inside

Large balconies—with enough room to furnish them elegantly—face neighborhood streets

Oversized entries in each condo



GREEN BUILDING DESIGN

A large photovoltaic canopy provides rain cover while generating energy, helping to offset homeowner association dues

A vegetated green roof covering reduces heat gain and slows down storm-water runoff from the site

A rainwater collection system provides water for courtyard maintenance

A high-efficiency central cooling and heating system; instead of separate heat pumps for each condo, one system gives you state of the art climate control while also saving energy

Beautiful passive lighting design provides natural light: 10 condominiums have 3-sided exposure, 3 condominiums have 2-sided exposure, and the penthouse has 4-sided exposure

An open, landscaped courtyard

Native plant and low-water landscaping

Outside stairways and walkways

Dedicated recycling facilities

GREEN CONSTRUCTION

The Mirabeau B. is designed to help you live in a green and sustainable way. But we're also very aware of construction's footprint, so we will implement green practices as we build the Mirabeau B. Your living and breathing room has a green future—and a green origin.

50% of construction waste will be diverted from landfill to recycling

The building will use at least 10% recycled-content materials

At least 20% of the building's materials will be procured from regional sources within a 500-mile radius

An Indoor Air Quality Management Plan during construction will ensure that ductwork stays clear of debris and dust

GREEN CERTIFICATION

The Mirabeau B. is pursuing a Silver Leadership in Energy and Environmental Design (LEED) Green Building Rating from the US Green Building Council. LEED certification provides independent, third-party verification that a building project meets the highest green building and living standards.

LEED-certified buildings:

Conserve energy and water

Reduce waste sent to landfills

Offer a healthier and safer living environment for occupants

Reduce harmful greenhouse gas emissions

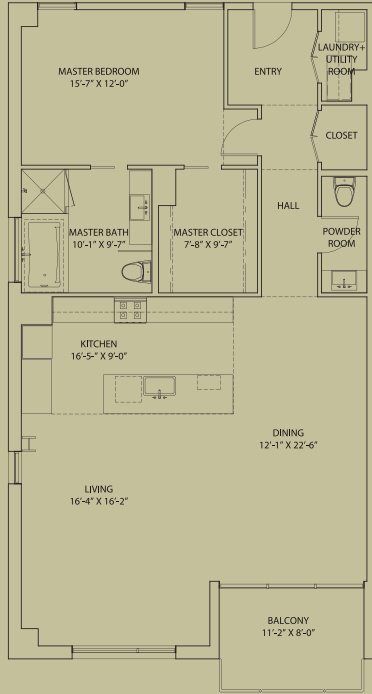
Lower operating costs and therefore homeowners' association fees

Demonstrate an owner's commitment to environmental stewardship and social responsibility

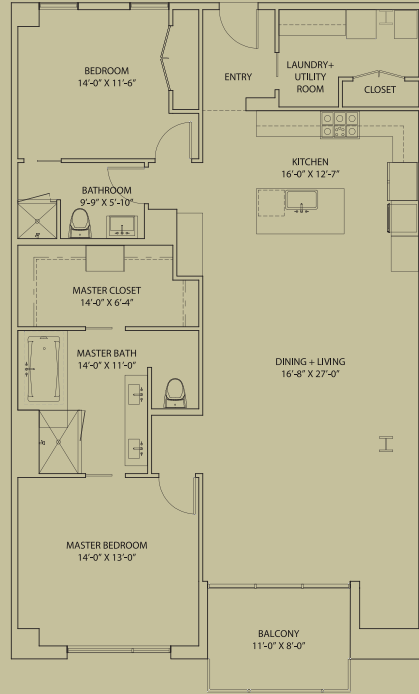


For more information, please contact:
Joey Romano
Harvest Moon Development

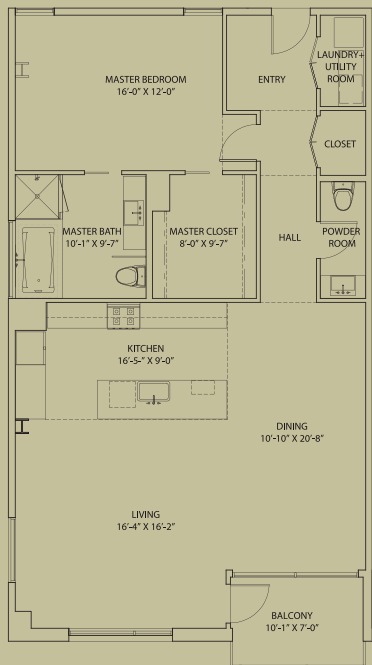
713-829-3156 or joey@harvestmoondevelopment.com



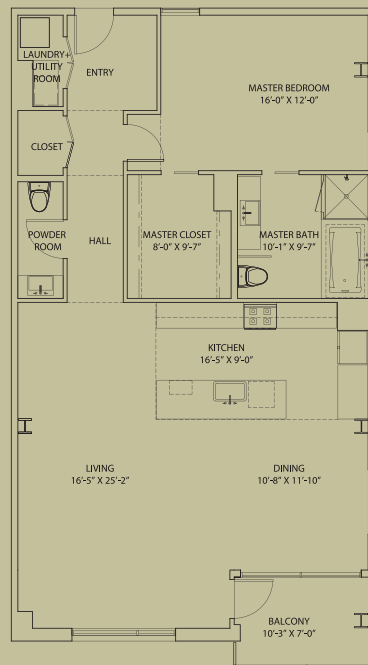
Plan A
1 Bedroom, 1.5 Bath
1354 Sq. Ft.



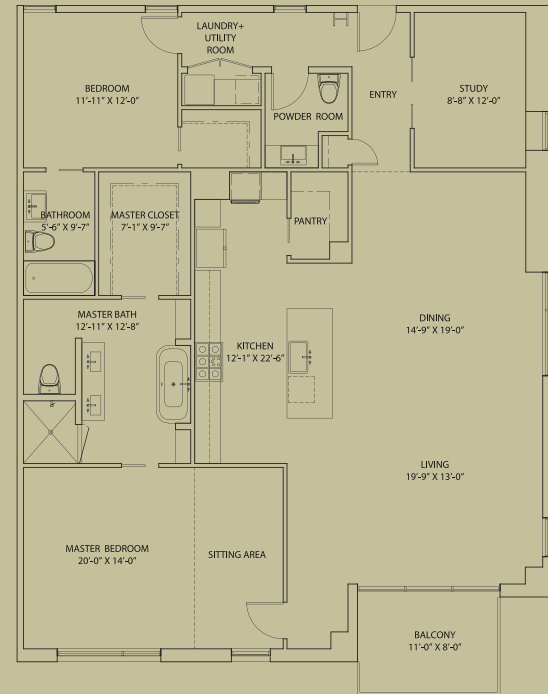
Plan B
2 Bedroom, 2 Bath
1532 Sq. Ft.



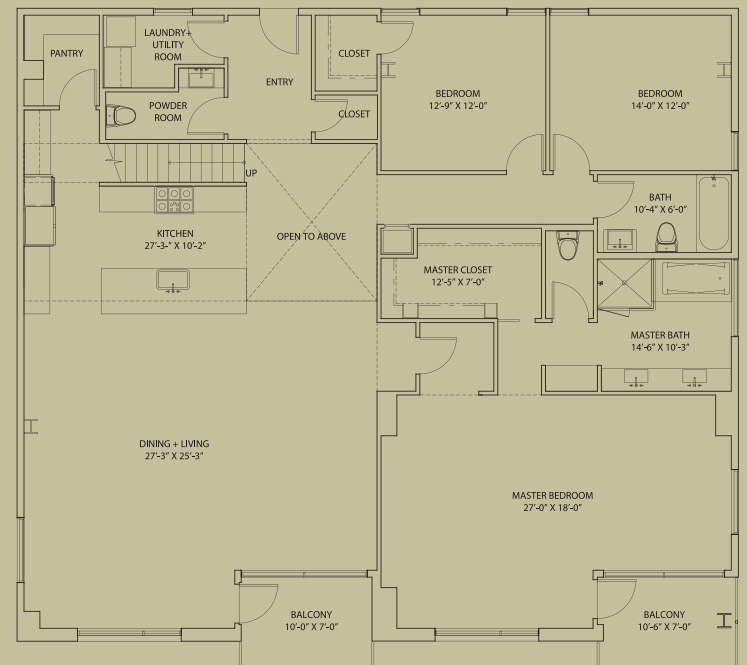
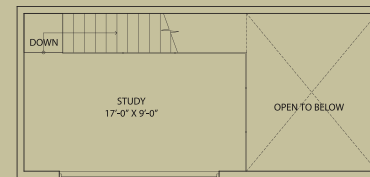
Plan D
1 Bedroom, 1.5 Bath
1305 Sq. Ft.



Plan E
1 Bedroom, 1.5 Bath
1305 Sq. Ft.



Plan C
2 Bedroom + Study, 2.5 Bath
2011 Sq. Ft.



Plan F
3 Bedroom + Study, 2.5 Bath
2615 Sq. Ft.



www.MirabeauB.com

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