

Experience the Difference

Tour your new apartment home today and enjoy worry-free living with the help of The Retreat at Mountain Brook team.



SOUTHERN CHARM. MODERN VIBE.

The Retreat at Mountain Brook — big-city benefits in a serene, peaceful setting. **p. 1**

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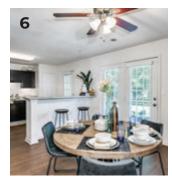
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Southern Charm, Modern Vibe

The Retreat at Mountain Brook offers big-city benefits in a serene, peaceful setting.

n most cases, leasing an apartment means compromising: giving up spacious rooms, privacy, gardening and pet ownership in exchange for convenience, flexibility and freedom from maintenance.

At The Retreat at Mountain Brook, a recently renovated luxury community in Birmingham, Ala., residents don't have to choose.

"The Retreat is the place you live when you don't believe in settling; you want it all," says Tami Stertmeyer, regional vice president for Arlington Properties, which manages the 80-acre community. "The Retreat is a quiet, secluded community surrounded by trees. It's peaceful, and even though you are just a few minutes from downtown, you feel like you could be out in the country. When residents come home, they truly experience their own retreat."

The serene environment features an alluring mix of amenities, including state-of-the-art fitness centers, resort-style saltwater pools, outdoor kitchens, Wi-Fiequipped resident lounges with coffee bars, championship -modeled tennis courts, a community garden, a pet park and two electric-vehicle charging stations.



Our team of multifamily professionals look forward making sure your stay with us is a carefree as possible. From our service group, to groundskeepers, event planners, and business office—we welcome you to experience the difference at The Retreat at Mountain Brook.

These amenities place The Retreat on the cutting edge of apartment living, says Rick Haughey, vice president of industry technology initiatives with the National Multifamily Housing Council. NMHC recently released the largest-ever apartment leasing survey. It gives a detailed picture of the most sought-after amenities, including emerging trends.

Communities like The Retreat are providing residents the benefits of single-family homes, plus more, Haughey says. "There's really nothing you would be missing," he adds.

Living large

The ample living and storage spaces inside The Retreat's apartments and townhomes are rare, especially among new multi-family developments. One, two- and three-bedroom homes are available with floor plans up to 1,900 square feet. "Our apartment homes are larger than the average single-family home," says Aubrey Grant, community manager. "In fact, the smallest one-bedroom apartment at The Retreat is 1,100 square feet, and the cost per square foot is unheard of in this market for luxury apartment living." The Retreat's interiors also feature fresh, neutral color palettes, stainless-steel appliances, espresso cabinetry, breakfast bars, fireplaces and designer plank flooring. New washers and dryers are provided. Massive master suites include walk-in closets and double bathroom vanities in most apartments.

Location, location, location

While The Retreat's amenities are top-of-theline, its location is one of the most compelling reasons residents choose it as their home. The tranquil getaway is only minutes from downtown Birmingham and many of Alabama's largest employers. Current residents have an average commute time of 14.7 minutes compared to averages of 24.2 minutes for all Alabamians and 25.5 minutes for workers nationwide. The large sq. ft. offered in each apartment home is legendary, offering walk-in closets, private outdoor living spaces, separate dining rooms and more.





5500

Total Transformation

When Heller Stone Properties of Los Angeles purchased the community that has become The Retreat at Mountain Brook, the real estate development company conducted a complete exterior and interior renovation of the community's buildings, which include two clubhouses and 517 apartment units. It also revamped the grounds, added numerous amenities and built an eye-catching leasing center at the entrance.

Inside the apartments and townhomes, everything is new – flooring, appliances, cabinetry, fixtures and more. "What makes our exquisite renovations more impressive than other communi-

ties' is the fact that our developer took it a step further than just the basic visual remodeling," says Tami Stertmeyer, regional vice president, Arlington Properties. "During renovation, we completed HVAC, plumbing and electrical wiring replacements as well."

All apartments are wired for AT&T U-verse TV and AT&T Internet. Because the services are delivered through an advanced, fiber-optic network and are buried underground, they are high-speed and reliable. Wind isn't going to knock out service, Stertmeyer says, and The Retreat has a designated AT&T representative.



Entertaining is easy with outdoor kitchens and grilling areas and two lux resident clubhouses.

The Retreat is also a short drive from Birmingham-Shuttlesworth International Airport, restaurants, shopping, entertainment, schools, universities, golf courses and parks.

The Flora Johnston Nature Trail, offering two miles of trails along a branch of Shades Creek, borders The Retreat, giving residents opportunities to explore the rolling, forested hills surrounding the city of Mountain Brook.

"This combination of being close to urban conveniences while surrounded by natural treasures is what sets The Retreat apart," Grant says. "We like to say it has Southern charm with a modern vibe."

Private outdoor spaces

The homes at The Retreat boast an abundance of outdoor living space as well as oversized balconies and patios, and some patios are connected to fenced-in yards. Every floor plan has either a patio/balcony or a sunroom.

Both sunrooms and balconies/patios offer residents the chance to cultivate container gardens of flowers, and sunrooms can double as home offices.

With peaceful, tree-studded surroundings, patios and balconies are settings for curling up with a cup of coffee, glass of wine or book and enjoying the sights and sounds of nature. "Our three villages are bordered by evergreens and pines," Grant says. "Many apartments and townhomes offer naturally wooded views."

Residents can utilize their outdoor spaces to create additional sitting and dining areas. When they entertain, their guests can mingle both indoors and out.

Entertaining opportunities

Community spaces at The Retreat also make entertaining in-style easy and stress-free.

The Retreat consists of three separate villages that collectively create one unique, luxurious apartment community. Highland Village, Greenbriar Village and Canterbury Village each feature a resort style, saltwater pool bordered by spacious, tile-decked entertainment areas. Two pools are connected to clubhouses and covered outdoor grilling stations with stacked-stone bars, ceiling fans and gas and charcoal grills. Beautiful woodtimbers support the vaulted roofs and form arbors near the pools.

"Residents often have friends over to grill out at the pools," Stertmeyer says.

Clubhouses also include fitness centers and offer additional entertaining space with large lounges, coffee bars, flat-screen TVs (perfect for fall football parties) and lots of windows overlooking the pools.

"We want residents to use the spaces for social occasions, as extensions of their homes," Grant says. "The Retreat at Mountain Brook offers community spaces for all residents to gather with each other, friends and family. Birthday parties, casual cookouts and anniversary celebrations are just a few of the many events residents and their guests enjoy. Our community even offered the perfect space for the marriage proposal of two of our residents — so fun!"

Residents who want to entertain guests with activities can offer tennis at The Retreat's two courts and hiking along the Flora Johnston Nature Trail, or the historic Ironfdale Furnace Trail in nearby Mountain Brook.

Community garden & pet park

Community gardens and pet-friendly accommodations are emerging trends among the nation's leading apartment communities, Haughey says.

At The Retreat, residents can start or continue a gardening hobby, growing their own fresh vegetables, herbs and flowers. With raised planting beds set against a colorful mural by an Alabama artist, The Retreat's community garden provides a rejuvenating chance to connect with nature and neighbors.

Next to the community garden is a pet park where residents and their furry companions can spend time relaxing. The fenced, leash-free bark park is outfitted with agility equipment and ample play space. §

The Amenities Residents Want

Here's how the apartment and community amenities at The Retreat at Mountain Brook stack up against those renters want, as reported in the largest apartment-leasing survey in U.S. history, conducted by the National Multifamily Housing Council.



TOP PRIORITIES

- Fitness centers
- Pools
- Convenient parking
- Gated community access
- High-speed Internet
- Walk-in closet
- Patio or balcony
- Washer/dryer in unit

EMERGING TRENDS

- Community dog park
- Package receiving
- Dog treats in clubhouses
- Community garden
- · Ability to pay rent online

New Leasing Center Gateway to Re-imagined Luxury Apartment Community

hen Heller Stone Properties purchased an 80-acre apartment community, "we knew massive renovations lay ahead," says Ken Heller, co-founder of the California-based company that owns the renovated and rebranded 770,000-square-foot luxury community now known as The Retreat at Mountain Brook. "The bones of the property were excellent, and even though several styles of architecture were represented throughout the community, we've been able to address those through renovations and landscaping and tying it all together with a new leasing center that opened a few years ago." Designed by the architectural firm Cohen Carnaggio Reynolds,



the 2,200-square foot leasing center is the gateway to the re-imagined, 517-unit luxury apartment community. The building is positioned prominently atop a hill with large expanses of windows and sweeping views of the surrounding neighborhood and landscape. Just down the street from the leasing center is a lighted, tri-level, sparkling fountain that serves as a community centerpiece.

The leasing center, in conjunction with monument signage designed to complement Mountain Brook's signature street signs, the new fountain and street lighting and a community garden, completed the property's revitalization phase. "The new leasing center is a beacon – a unifying factor setting the tone for the type of community we envision," Heller says.

"Our goal for the new leasing center was to integrate a prominent design into the community, coalescing the varied architecture throughout The Retreat," says Scott Burnett, lead architect with Cohen Carnaggio Reynolds. "We looked for subtleties throughout the property's three distinct villages and factored in recognized design elements from the nearby city of Mountain Brook, like the clock tower in Crestline Village, to create a design that would resonate."





Pick Your Village and Floor Plan

With more than 20 floor plans to choose from, in three unique villages, we're sure there's a perfect one waiting just for you! Our luxury community offers one-, two- and three-bedroom apartments and townhomes from 1,060 to 1,900 sq.ft. First-time visitors are amazed at the size of our walk-in closets, sun rooms, primary bedrooms and living areas. Your leasing consultant will help you decide on a floor plan that works for your lifestyle needs. Or, view them online at retreatatmountainbrook.net/floor-plans Living Large is easy at The Retreat at Mountain Brook.

Living large is easy at The Retreat at Mountain Brook.

KEY



- Saltwater Pool
- Entertaining Area and Grill
- Mail Center

- Greenbriar Community Area with:
- Saltwater Pool
- Poolside Grill
- Outdoor Entertaining Area
- Mail Center
- Canterbury Clubhouse with:
- Resident Lounge
- Coffee Bar

- Saltwater Pool
- Entertaining Area and Grill
- Mail Center
- Electric Vehicle
 Charging Station

An Inside Look at The Retreat at Mountain Brook

The Retreat at Mountain Brook's spacious apartments and townhomes sport all-new interiors including stainless-steel appliances, designer plank flooring, espresso cabinetry and electric fireplaces. Indoor and outdoor community spaces offer a wealth of choices for relaxing and entertaining.

- 1. **TWO CLUBHOUSES** feature large, beautifully decorated lounges and coffee bars and overlook resort-style pools.
- 2. A LIGHTED FOUNTAIN is a unique, welcoming feature located near the center of the community.
- **3. MONUMENT SIGNS** denote different areas of the community and complement the town of Mountain Brook's signature signage.
- 4. PRIMARY BEDROOMS at The Retreat are enormous and feature en-suite bathrooms and walk-in closets. Some have double doors leading to balconies, patios or sunrooms.
- 5. PATIOS AND BALCONIES offer peaceful, wooded views and venues for outdoor entertaining.
- 6. LARGE LIVING ROOMS provide abundant indoor space and electric fireplaces as inviting focal points.
- **7. KITCHENS** sport stainless-steel appliances, wood plank flooring and open island/bar areas.
- 8. THREE SALTWATER POOLS are bordered by tile decking. Each of the 80-acre property's three villages features a pool, and two of the pools have connecting outdoor grilling stations and clubhouses.
- **9. SUNROOMS** can serve as home offices, sitting rooms or exercise areas and provide additional entertaining space.
- **10. DOUBLE VANITIES** are available in master bathrooms in three-bedroom and some two-bedroom apartments.
- **11. DINING ROOMS** are part of every apartment home, and some include plank floors.
- **12.** A FITNESS CENTER and championship-modeled tennis courts offer exercise opportunities for residents and their guests.
- 13. A WASHER AND DRYER in each apartment home.









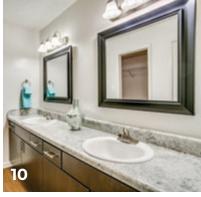




















Community&Cocktails

Key Circle Commons Affords Patrons Luxe Speakeasy Experience

p the road from The Retreat at Mountain Brook lies English Village, the iconic neighborhood with community favorites — a quirky mix of French Bistros, stylish salons, and game day favorites. Add to that one of Birmingham's newest gathering places —Key Circle Commons--where people come together to share company, cocktails, and conversation.

With its lush ambiance and variety of intimate interiors, Key Circle Commons in English Village offers patrons an upscale speakeasy-cocktail bar experience, one complete with creature comforts, artisanal pub foods, and of course, exceptional service.

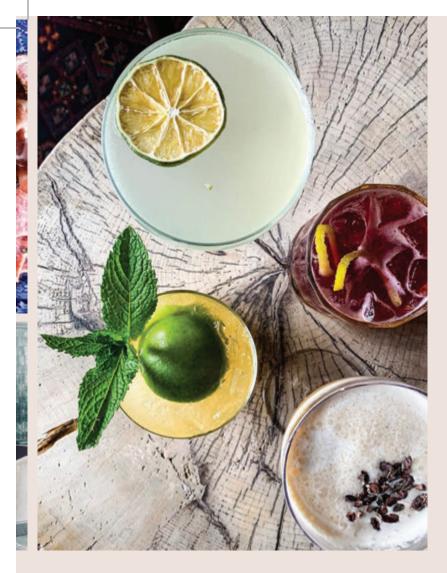
That's exactly what owner Mauricio Papapietro and his wife Susan had in mind when they were concepting one of the newest additions to the area bar and dining scene. It's also exactly what residents of the upscale apartment homes at The Retreat at Mountain Brook were looking for in a home away from home, making the bar an immediate favorite for them when it opened in early 2022. Papapietro, chef and founder of acclaimed — and much-beloved — Mountain Brook eatery Brick & Tin, was looking to contribute a very certain kind of shared space to his community, and was happy to spend some time with The Retreat at Mountain Brook Magazine describing how he brought Key Circle Commons to life.

"I like to create places that feel like they belong," says Papapietro, a Birmingham native and graduate of The Altamont School and Sewanee whose parents came to Alabama from Santiago, Chile, in the 1970s. "I like to pick spots that have character, and draw heavily on the neighborhood for inspiration."

Which is why he gave his high-end "joint" the name that he did.

"Key Circle is a roundabout just outside English Village, at the top of Red Mountain, that you drive around before you go down into Southside," he explains. "And 'Commons' is the old idea of a place for a community to come together, to have conversation, to share in each other's company.

"It just embodies everything I want the place to be."



A Comfortable Kind of Elegance

Papapietro knew what kind of feel he was after when he and Susan reached out to designer Meredith Sherrill of M.Sherrill Designs and architect Kyle D'Agostino, one of the owners and principals-in-charge of Poole & Company Architects, to work with them on Key Circle. (D'Agostino also worked with the chef on the Mountain Brook location of Brick & Tin; Papapietro's first Brick & Tin is downtown on 20th Street North.)

"I wanted to strike a balance between things feeling all nice and elegant with the copper and marble, but at the same time homey and comfortable—like, the chairs are quite literally comfortable chairs to sit in, they're not there just because of how they look.

"I mean, I'm not a fancy guy," Papapietro says, laughing. "I don't like getting dressed up, I wear jeans 364 days a year. So I wanted a nice environment, but one that was welcoming and relaxed at the same time."

He also knew that he wanted antique furniture for Key Circle, which, with its dark wood paneling, fireplace, mirrors, and marble—as well as various conversational seating groupings—feels very much like a luxury hotel lobby bar. (In fact, Papapietro has said that The Bowery Hotel in New York City was one source of inspiration for his "commons" space.)

"We wanted to forage, to find true antiques to fill the whole lounge area," he says. "And we wanted them to work together. That kind of design is above my pay grade, I'll be the first to admit.

"Meredith was brilliant at finding things, and at giving input on architectural finishes like the tile and wallpaper. I was pretty staunch about having a fireplace for fall and football season, and 66 I like to create places that feel like they belong. I like to pick spots that have character, and draw heavily on the neighborhood for inspiration."

-Mauricio Papapietro, Owner

she made that a cozy seating area. And we've got a French daybed from about 1860, it's walnut and reupholstered, and that's another favorite space, when you come in the door on the left."

Boozy, Bluesy, Jazzy & Posh

Boozy, bluesy, jazzy & posh—those are other vibes Key Circle gives off, what with its eclectic drinks menu and era-appropriate selection of tunes. There are jazz combos some nights (the bar is open Monday through Saturday, closed on Sundays); other times, a soloist will make good use of the 1975 Steinway & Sons upright piano in the lounge. When the music isn't live, a selection of jazz, blues, and American roots music from the 1920s and '30s plays softly in the background, a soundtrack to the evening's experience. Papapietro is a big fan of Belgian-born Romani-French jazz guitarist Django Reinhardt, making him a regular on the turntable, so to speak.

The most popular drink going right now—this is a speakeasy, after all—is the espresso martini.

"People love to drink the custom cocktails," says Papapietro. "We've actually been surprised how off-the-charts crazy sales of the espresso and vodka martini have been. The Village Green has also been incredibly popular.

"We named that one once again trying to draw on the neighborhood," he explains, adding that the much-requested libation features vodka, lemon, and a house-made basil syrup.

Luxe & Local

Like Brick & Tin, Key Circle Commons places great emphasis on its strong relationships with local purveyors of meats and produce.

"People should know where their food comes from," says the chef, whose cooking ethos was sourced through voracious reading, simmered in some of Birmingham's fine dining establishments (Bottega Café, Hot and Hot Fish Club, Highlands Bar & Grill), and garnished in his own establishments.

That means local yumminess on the much-in-demand charcuterie boards, including pickled cucumbers, cherry tomatoes, beets, and fennel to go along with the distinctive flavors of serrano ham, soppressata, and capicola. Oh, and the equally yummy and distinctive breads that sister establishment Brick & Tin is known for.

"We make our bread in the Mountain Brook restaurant bakery and just bring it to Key Circle," Papapietro makes a point of noting.

Another luscious bar food favorite right now is homemade onion dip with chips; the patrons are sold on the salty, says the chef.

The Buzz

Papapietro says the best way to keep up with what's happening at Key Circle Commons—Wine Wednesdays, Monday Classic Cocktails, live music, and more—is to follow the bar on Instagram: @keycirclecommons (\$

>>KEY CIRCLE COMMONS, is located at 2010 Cahaba Road in Mountain Brook, Alabama. It is open from 3 p.m. to 10 p.m. Monday through Wednesday and 3 p.m. to 11 p.m. Thursday through Saturday; it is closed on Sundays.





Dog Days

While some apartment communities restrict pets, The Retreat at Mountain Brook offers pet-friendly spaces and amenities

tudies have shown spending time with pets, particularly dogs, can reduce stress, anxiety and depression. The American Heart Association has linked pet ownership with a reduced risk for heart disease.

"The developers of The Retreat at Mountain Brook understood the importance of giving residents and other community members places to spend quality playtime with their pets and to socialize with each other," says Aubrey Grant, a community manager at The Retreat.

A 6500 square foot leash- free dog park is one of the favorite and most used amenities at The Retreat at Mountain Brook. The

space includes obstacle-course-style activity stations called The King of the Hill and Over Rover. Residents of The Retreat and nearby Mountain Brook neighborhoods enjoy the park with their furry companions.

"This spacious bark park is a community amenity in line with our goals to build thriving communal spaces that bring people together in fun-loving ways," Grant says.

The Retreat also offers pet treats in its resident lounges. For more ways to spend time with your pet at locations throughout Birmingham, see our doggie-date ideas at retreatatmountainbrook.net/blog. 💱

Gardening Made Easy

At The Retreat, a community garden means residents can enjoy the benefits of growing their own plants without the drawbacks of maintaining a yard

ardening can ease stress, provide low-impact exercise and improve mood, according to Health.com. A community garden is a cornerstone feature of The Retreat at Mountain Brook, a luxury community that revolves around enjoyment of the outdoors. Raised garden beds host herbs, seasonal flowers and vegetables, and residents are invited to bring their ideas and green thumbs to the table.

A colorful mural by Alabama artist Lydia Randolph provides a cheerful backdrop for the garden and welcomes residents and visitors to the community.

"The mural is an expression of the good times to be had by all at The Retreat," says Aubrey Grant, community manager. "It provides a whimsical rendering of all the things you'd expect to see in a garden – sunflowers and daises, frogs, tomatoes and herbs." 🕸





Birmingham Living

Birmingham and its unique communities offer a vibrant tapestry of dining and shopping options. Here is a sampling of the highlights



Coffee Shops

CONTINENTAL BAKERY

Location: English Village About: The breads and pastries of The Continential Bakery are prepared daily from scratch by artisan bakers who rely on traditional European methods. Website: chezlulu.us

THE RED CAT COFFEE HOUSE

Location: Pepper Place

About: The Red Cat Coffee House offers delicious breakfast items, great lunches, vegan and vegetarian alternatives, house-made baked goods, and smoothies, and our coffee is roasted in-house daily. **Website:** theredcatcoffeehouse.com

REVELATOR COFFEE COMPANY

Location: Mountain Brook About: Enjoy coffees chosen to fit a simple, seasonal menu and swerved in a bright, open shop, with stay-awhile appeal. Website: revelatorcoffee.com/storelocation/mountain-brook

SATELLITE

Location: Avondale

About: Satellite opens at 7 a.m. (Mon–Fri) and 8 a.m. (Sat–Sun) to serve the community with freshly brewed coffee and fresh local pastries. For visitors wanting to relax with friends, read a book, or finish work, the Satellite has a warm environment with natural lighting, spacious seating, USB charges built into the bar, and free open-network Wi-Fi. Website: saturnbirmingham.com/satellite

Restaurants

CIVITAS

Location: English Village About: Civitas Restaurant is a must-try foodie destination located on Cahaba Road in English Village. Civitas, meaning "for the citizens," features southern-contemporary fare, botanical cocktails, charcuteries and more, made fresh daily. Website: civitasbham.com

OVEN BIRD

Location: Birmingham **About:** Owned by James Beard Award-

winning chef, Chris Hastings, Ovenbird is a live-fire, casual restaurant with a cozy, modern and very Southern atmosphere. **Website:** ovenbirdrestaurant.com

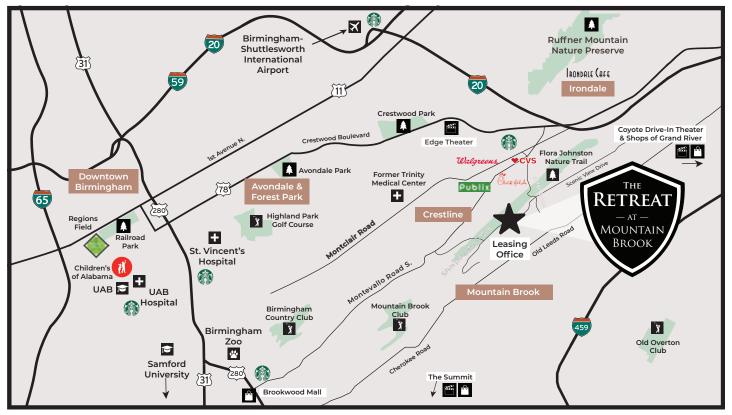
BRICK N TIN

Location: Mountain Brooke About: Brick & Tin, believes that people should know where their food comes from. Since most food consumed by Americans these days travels hundreds or thousands of miles before making it to a hungry mouth, we have carefully sourced our ingredients from purveyors as close to home as possible. Website: brickandtin.com/our-story

KEY CIRCLE COMMONS

Location: English Village

About: Key Circle Commons takes great pride in creating menus reflective of the seasons and revering the true craft of the cocktail as much as the craft of the victual. They build and prioritize relationships with local farmers, artisans, and producers, resulting in fresh seasonal food and libations. **Website:** kccbham.com/our-story



The Retreat at Mountain Brook is located just minutes from downtown Birmingham and the culture-rich communities of Irondale, Crestwood, Avondale, Forest Park, Highland Park, Homewood, Lakeview and Southside.

DAVENPORTS PIZZA

Location: Mountain Brook

About: Family owned and operated for over 30 years, Davenports Pizza Palace offers fresh ingredients signature pizza crusts, and handmade sauces, resulting in what many say is the best pizza in the world. Website: davenportspizza.com

DYRONS LOW COUNTRY

Location: Crestline Village

About: Dyron Powell and his wife Sonya love to travel. Over ten years ago, they were fortunate enough to happen upon the lowcountry of South Carolina and Georgia. There they found relaxed lifestyles combined with one-of-a-kind culinary tastes. In their opinion, it is the greatest place on earth to slow down and enjoy great food and great friends.

Website: dyronslowcountry.com

Decor & Gifts

A'MANO

Location: Mountain Brook

About: A'mano prides itself on its curated selections of art, table books, home decor, women's jewelry and accessories, men's

gifts, handmade pottery, glassware and barware, candles and apothecary, letterpress greeting cards, and other unique items. **Website:** https://shopamanogifts.com/

AT HOME FURNISHINGS

Location: Homewood

About: In business for over 20-years, At Home Furnishings is a unique, privately owned store in the historic Homewood district of Birmingham, Alabama. The store's incredible wares are hand picked by the owner and staff to ensure everyone's tastes are satisfied. The flea market style makes the shop charming and inviting. At Home's inventory, from India and China, changes daily.

Website: athome-furnishings.com/about-us

OAK STREET GARDEN SHOP & LOCAL MARKET

Location: Crestline Village About: Oak Street Garden Shop, in the heart of Crestline Village for over 25 years, offers seasonal plants and flowers, garden shrubs, herbs, and vegetables. We specialize in container gardening, creativity, and instruction and maintain the Emmet O'Neal Community Garden across the street. Website: oakstreetgardenshop.com

Personal & Apparel

MONKEES OF MOUNTAIN BROOK

Location: Mountain Brook/English Village **About:** This chic womenswear boutique specializes in showcasing the latest in fashion-forward attire. **Website:** monkeesofmountainbrook.com

BROGUE & CUFF CLOTHIERS

Location: English Village **About:** Brogue & Cuff helps men build wardrobes in the convenience of their home or in their impressive showroom in English Village.

Website: brogueandcuff.com

TONYA JONES SALON SPA

Location: English Village/Cahaba Village About: An Aveda Lifestyle Salon, Tony Jones Salon Spa offers hair, make-up waxing, massage, and nail services in addition to other stress relieving amenities to pamper and please. Website: tonyajonessalon.com



at Mountain Brook—

Pet-Friendly Living

The Retreat at Mountain Brook offers spaces and amenities for your four-legged companions.

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