



— 50 —
LEO
— ◆ —

50 LEO M. BIRMINGHAM PKWY. BOSTON.



BRIGHTON'S BAR HAS OFFICIALLY BEEN RAISED

Brighton's new paradigm for luxury condominium living is here at 50 Leo. Find your place in a studio, one, two, or three-bedroom layout elegantly finished with a modern touch. Immerse yourself in unparalleled vistas with ample outdoor space and your choice of park, city, and water views. Enjoy incredible amenities like the lobby work bar or the show-stopping common roof deck with grill and panoramic views of the Boston skyline and Charles River. Take it inside and entertain in the state-of-the-art resident lounge. Start your day with a workout in the professionally outfitted fitness center, circuit train at any one of the multiple nearby parks, or take in a run or kayak on the Charles River.

LIVE FORWARD. LIVE 50 LEO.

Sleek, modern, and meticulously crafted living spaces. Professionally curated design details emphasize the open flow found in each residence at 50 Leo. Refined and stylish finish palettes compliment the optimal function found in each unique condominium.

Make your home where you have room to grow. With the rapidly evolving North Brighton neighborhood all around you, this is the place to define your lifestyle. Enjoy making 50 Leo your own in these bright, airy spaces that await your personal touch.



KITCHENS

Let elegance surround you while cooking or entertaining. Modern white and black shaker cabinets are complimented perfectly by Sicilian Calacatta quartz countertops and slab backsplash. The matte black and brass on the pendant lights, faucets, and handles tie it all together.

The high end appliances make any kitchen task a breeze. Contemporary gas ranges for expert chefs and Bosch dishwashers that make for quick, easy and quiet clean up. The integrated refrigerator blends seamlessly into the design, and has plenty of room for all your home-dining needs.



STUDIO: *24", NO ICE **ELECTRIC 30" CERAMIC RADIANT

REFRIGERATOR

FISHER & PAYKEL, SERIES 7
INTEGRATED 36" W/ ICE*



MICROWAVE

FISHER & PAYKEL
OVER-THE-RANGE 30"



LIGHTING

SEA GULL LIGHTING, TOWNER
MINI PENDANT



FAUCET

BRIZO LITZE
PULL-DOWN
SQUARE SPOUT

DISHWASHER

BOSCH, 800 SERIES
24", 44 dBA



SINK

BLANCO, PRECIS
WHITE SILGRANIT UNDERMOUNT

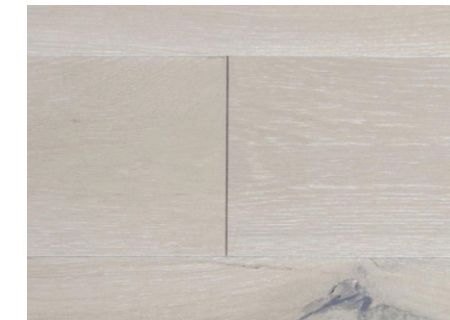
RANGE

FISHER & PAYKEL, SERIES 7
CONTEMPORARY GAS 30"***



WASHER / DRYER

GE
BUILT-IN WIFI
ENERGY STAR



FLOORING

ENGINEERED WHITE OAK
WHITE WASH



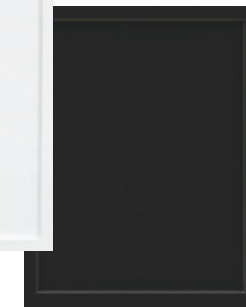
COUNTERS & BACKSPLASH

NEOLITH
CALACATTA



CABINET

WHITE SHAKER



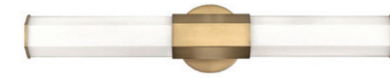
ISLAND

BLACK SHAKER

BATHROOMS

There's no need to go to the spa, when your own bathroom feels like one. The lavish gold finishings add a striking contrast to the sharp black and white counters. Arabescato Carrara tiling completes the space, with striking hexagonal penny tiling on the floors and picket wall tiles in the shower.

Start and end the day in sumptuous solace. Soak in your 60" bathtub or let the soothing raincan showerhead wash all your cares away. Finally, it'll be hard to miss how good you're looking in the large infinity mirrors illuminated by Geneva linear sconces.



MASTER BATH SCONCE
SHADES OF LIGHT
CONTEMPORARY HEXAGON



WALL SCONCE
SHADES OF LIGHT
PINNACLE

MASTER SHOWER
BRIZO
RAINCAN



HAND SHOWER
BRIZO ODIN
WALL MOUNTED



TUB & SHOWER TRIM
BRIZO LITZE & ODIN



MIRROR
INFINITY MIRROR
36" X 24"



TOILET
AMERICAN STANDARD
CADET, 3 FLOWISE



BATHTUB
MAXX
60" X 32" SOAKING TUB



FAUCET
BRIZO LITZE
WIDESPREAD

WALL SURROUNDS
ARABESCATO CARRARA
PICKET TILL



FLOORING
ARABESCATO CARRARA
HEXAGON PENNY TILE

UNPRECEDENTED AMENITIES

50 Leo has the most elaborate amenity package ever seen in Brighton. Enjoy the amenities of Boston's most elite buildings, but without the price tag. 50 Leo is setting a new standard in the marketplace.

- **Wifi Work Bar**
- **State-of-the-art Workshare Lounge**
- **Phone Booth and Meeting Pods**
- **High-End Fitness Center**
- **Fully Outfitted resident lounge directly tied to the amenity deck**
- **Show-stopping roof deck with outdoor kitchen showcasing breathtaking views of the city and Charles River**
- **Pet Wash and Outdoor Dog Run**
- **Semi-Automated Parking Garage Adaptable for EV Charging**
- **Package Room complete with refrigerated grocery storage**



Resident Lounge



Workshare Lounge



Roof Deck



Pet Wash



Fitness Center

OVER 20 UNIQUE FLOORPLANS

50 Leo is sure to compliment any lifestyle with more than 20 unique floorplans for you to choose from. All boast open living rooms, ample closet space, smart home living, in-unit laundry, and of course, the right fit for you.



DISTINCTIVE DESIGN IN A DYNAMIC NEIGHBORHOOD

Living at 50 Leo, you'll be at the heart of Boston's most exciting and rapidly evolving neighborhood. With nearly \$2B invested within walking distance, 50 Leo is squarely immersed in the epicenter of Boston's next big thing.



The neighborhood nightlife is exploding with options. The Charles River Speedway puts a beer garden right outside your doorstep. See the bright lights of Boston Landing from your living room; home to the Bruins, the Celtics, The Track at New Balance, and the new Roadrunner music venue. The neighborhood has countless dining and shopping options from local institution The Stockyard, to the sleek new Rail Stop, Boston Landing's signature dining experience. Next door, Allston Yards will be bringing an additional 130K SQFT of high end retail and 350K SQFT of first rate lab and office space. Or take a short walk across the river to Arsenal Yards; Watertown's epicenter of retail and laboratory development anchored by high end grocery Roche Brothers and home to Shake Shack, Frank Pepe's and Majestic Cinema.

IMMERSE IN THE OUTDOORS

50 Leo is the ideal home for outdoor living. Beyond the stunning decks featured in most units, Murray Field is right outside the back door of 50 Leo; perfect for dog lovers and those who just want to sit in the grass. Charles River Park and reservation grounds offer a scenic backdrop for walkers, joggers and bikers alike.

Don't feel like staying local? The Boston Landing train stop is a short walk and provides a 10 minute ride to Back Bay Station and 15 minutes to South Station, ideal for commuters.



LIVE IN THE HEART OF WHAT'S NEXT

Imagine yourself in this burgeoning neighborhood, with plenty of local amenities to meet whatever your lifestyle needs. There's so much coming to Brighton and 50 Leo is at the heart of it all.

DINING

- | | |
|-----------------------------|--------------------------------|
| 1. Article 24 | 12. Spring Shabu-Shabu |
| 2. Blue Yama | 13. Lone Star Taco Bar |
| 3. Stockyard | 14. Barcelona Wine Bar |
| 4. Devlin's Bistro & Bar | 15. Brighton Bodega |
| 5. Thai North | 16. Porter Belly's Pub |
| 6. Ariana | 17. Rail Stop Restaurant & Bar |
| 7. Twelve Hours | 18. Donohue's Bar and Grill |
| 8. Roxy's Grilled Cheese | 19. The Draft Bar & Grille |
| 9. Porcini's | 20. The Avenue Allston |
| 10. Alfredo's | 21. Tasca |
| 11. Jim's Deli & Restaurant | 22. Totto Ramen |

SHOPPING

- 23. Watertown Mall
- 24. Best Buy
- 25. Target
- 26. Arsenal Yards
- 27. Marshalls
- 28. Gap
- 29. Old Navy
- 30. Ulta
- 31. Home Depot

WELLNESS

- 32. NB Fitness Club
- 33. Track & Field Complex
- 34. Warrior Ice Arena
- 35. GymIt Watertown
- 36. Orangetheory Fitness
- 37. Boston Boxing & Fitness

SUPERMARKETS

- 38. Stop & Shop
- 39. Whole Food's Market
- 40. Trader Joe's
- 41. Star Market



...AND SO MUCH MORE TO DISCOVER!





UNIT:

PRICE:

HOA FEES:

ADDITIONAL NOTES



50
LEO
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10.25" x 7.25" Insert

Business Card



50

LEO

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 CITY REALTY EMBARC CHARLESGATE

The development team reserves the right to make changes in accordance with the offering plan. Prospective purchasers are advised to review the complete terms of the offering plan for further detail as to type, quality and quantity of materials, appliances, equipment, and fixtures to be included in the units, amenity areas and common areas of the condominium.

