

THE GREENLEAF
RESIDENCES



Welcome to timeless, modern luxury. Catalyst Development is proud to offer five new luxury residences in the heart of downtown Birmingham, Michigan. Just above the treetops of the famed Woodward and Maple Roads, each home features gracious floor plans, all with expansive terraces that present dramatic views of the suburban skyline. The Greenleaf Residences offer a level of sophistication that is unmatched, and marries the dynamics of urban living with the quiet comforts of a private home.

Each unique floor plan offers exquisite state-of-the-art kitchens and baths, open plan entertaining, as well as en suite bedrooms for a real sense of quiet retreat. Residential architect and interior designer, Mark Johnson has drawn inspiration from several eras of Detroit's superb architectural traditions. 1930's Eliel Saarinen and 1960's Minoru Yamasaki-inspired detailing is combined with a rich contemporary palette of stained woods, stone and handmade tiles for an unparalleled level of interior finish, one of timeless, modern luxury.

First Floor Lobby



Fourth Floor Lobby

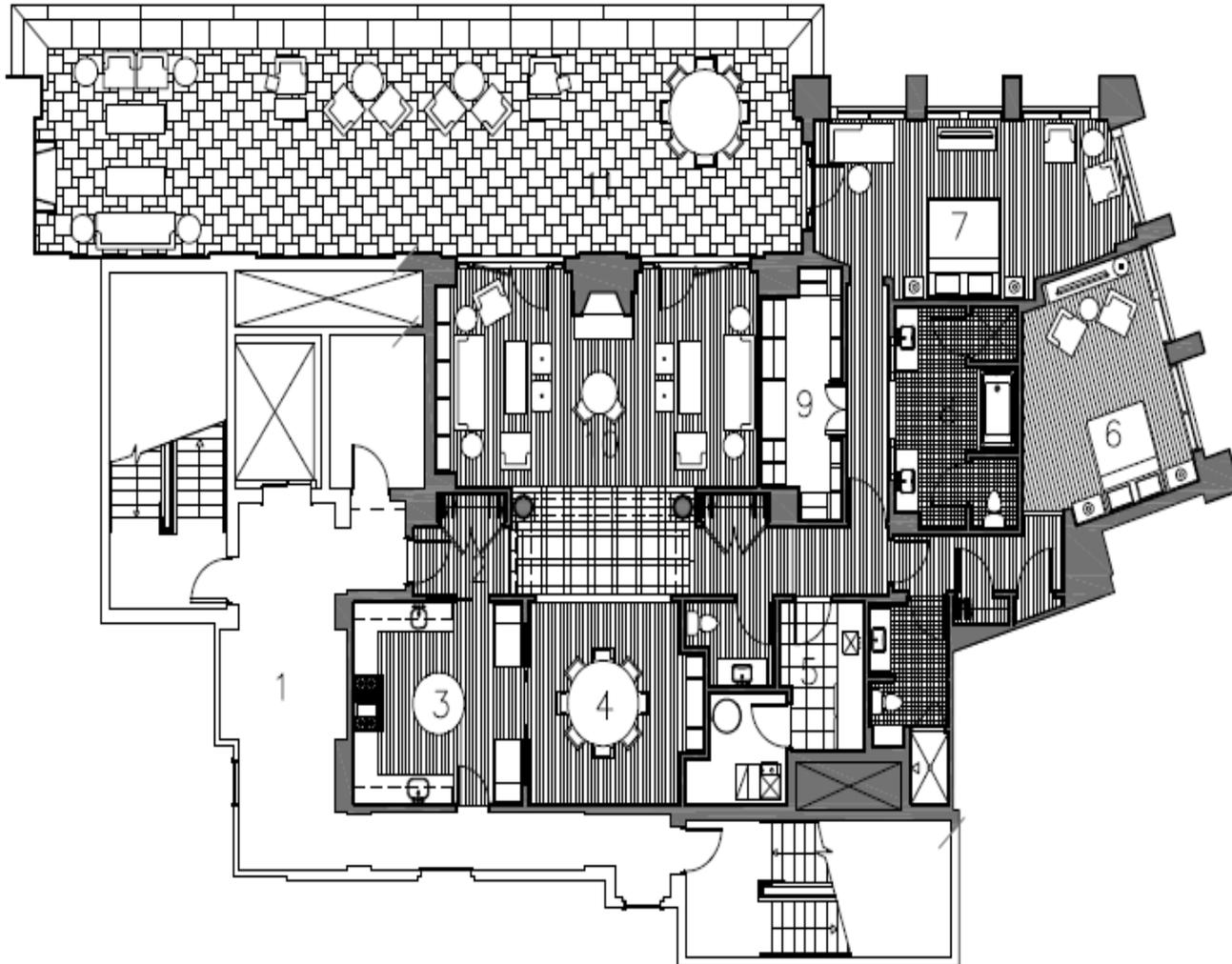


Suite 410



Inspired by the timeless, modern, luxury of Eliel Saarinen's own residence, rich wood detailing, classical proportioning and period lighting evoke Detroit's storied Cranbrook Architecture of the 1930's offers a floor plan of graciously proportioned entertaining rooms with a kitchen which opens for casual entertaining or closes to perfectly sequester a chef. Each of two en suite bedrooms offer panoramic views north up Birmingham's Woodward Avenue and feature custom tiled baths and spacious built-in closets. An enormous outdoor terrace with available barbeque and fireplace completes this ultimate entertaining home.

Suite 410



- 1 ELEVATOR LOBBY
- 2 ENTRANCE VESTIBULE
- 3 KITCHEN
- 4 DINING ROOM
- 5 LAUNDRY
- 6 BEDROOM
- 7 MASTER BEDROOM
- 8 MASTER BATHROOM
- 9 MASTER CLOSET
- 10 GREAT ROOM
- 11 TERRACE

Suite 410 Design Features

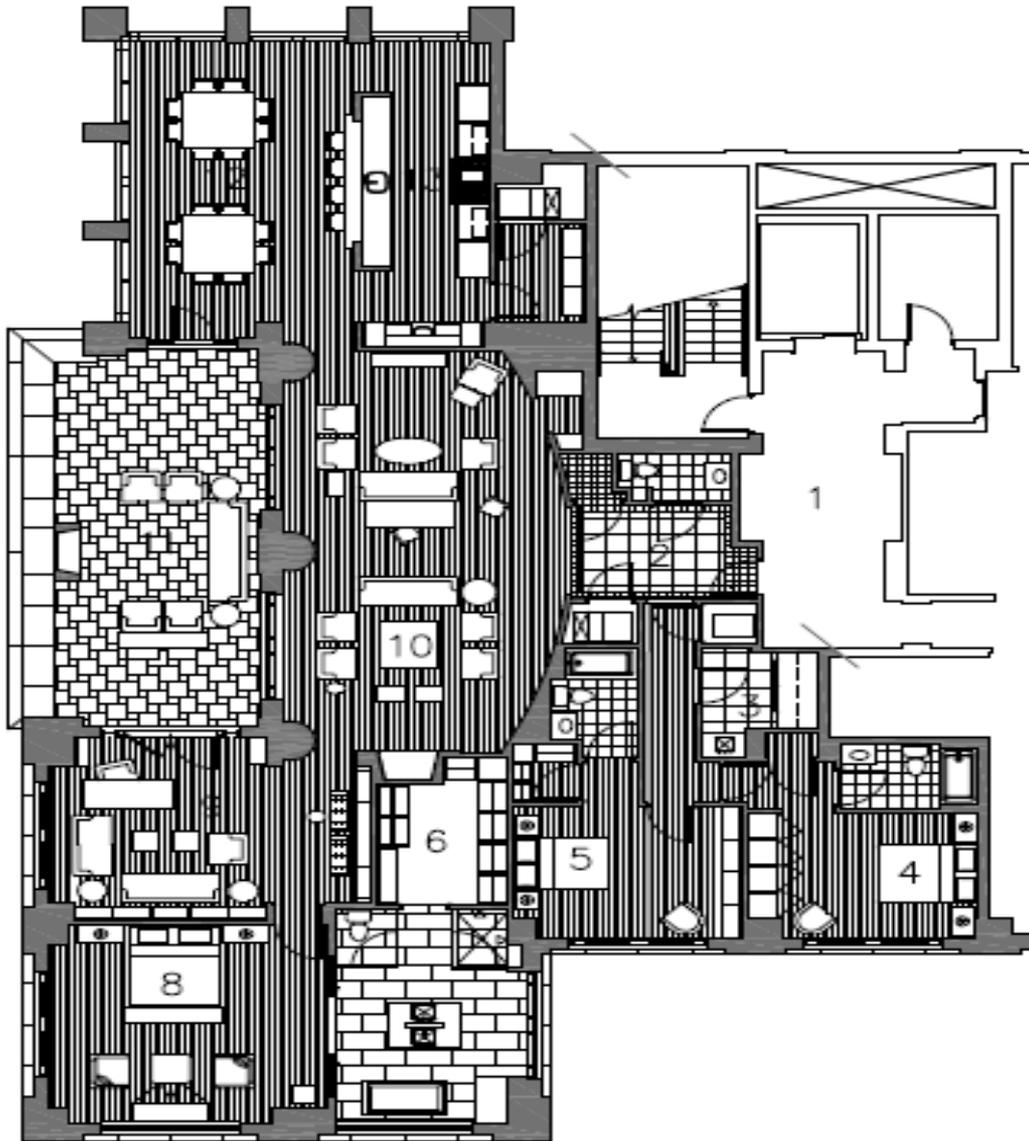
- **Two Bedroom, 2.5 Bath, Total Area 3,395 SF** 2,390 SF Interior, 938 SF Terrace, 67 SF Storage. Two Secured Parking Spaces
- Large outdoor Terraces with panoramic views of Woodward Avenue and Maple Road
- Master Suite and 1 Guest bedroom
- Custom wood paneling and built-in cabinetry
- Powder Room with custom cabinet vanity and mirror
- Motorized operable windows and Lutron Vimco window shades
- Custom marble and tile Baths with Lefroy Brooks plumbing fittings and painted vanities
- 42" gas log fireplace with a custom tile surround and hearth
- Wolf and Subzero appliances
- Custom Kitchen painted cabinetry with stainless with Terrazzo Countertops and Mosaic tile backsplash
- 4" Rift White Oak Hardwood Flooring with a stone inset Foyer
- Stained Walnut Panel doors and Von Morris Hardware
- Painted wood trim and Greek Doric Foyer Columns
- Square aperture downlights and decorative sconce lighting
- Adjustable Closet interiors
- Outdoor gas, electric outlets and hose bib
- Optional outdoor fireplace and grill

Suite 430



Drawing on the Eliel Saarinen tradition of classically proportioned rooms and the dramatic open floor plan of Minoru Yamasaki, Suite 4300 takes Detroit's rich residential traditions into the 21st century. The double living room with fireplace, dining room, and paneled library encircle the West facing terrace with floor to ceiling glass, blurring inside from outside and offering grand or intimate entertaining. The open kitchen and dining room float four stories above Maple Road with floor to ceiling windows making the downtown Birmingham skyline the room's most compelling décor. The cerused oak library works as a richly detailed entertaining retreat or as an anteroom for the luxurious master suite with its spa-style stone and tile bath and walk-in closet. A separate wing off the foyer for the two en suite guest rooms insure big house privacy to accommodate children.

Suite 430



- 1 ELEVATOR LOBBY
- 2 ENTRANCE VESTIBULE
- 3 LAUNDRY
- 4 BEDROOM ONE
- 5 BEDROOM TWO
- 6 MASTER CLOSET
- 7 MASTER BATHROOM
- 8 MASTER BEDROOM
- 9 LIVING ROOM
- 10 GREAT ROOM
- 11 TERRACE
- 12 DINING ROOM
- 13 KITCHEN

Suite 430 Design Features

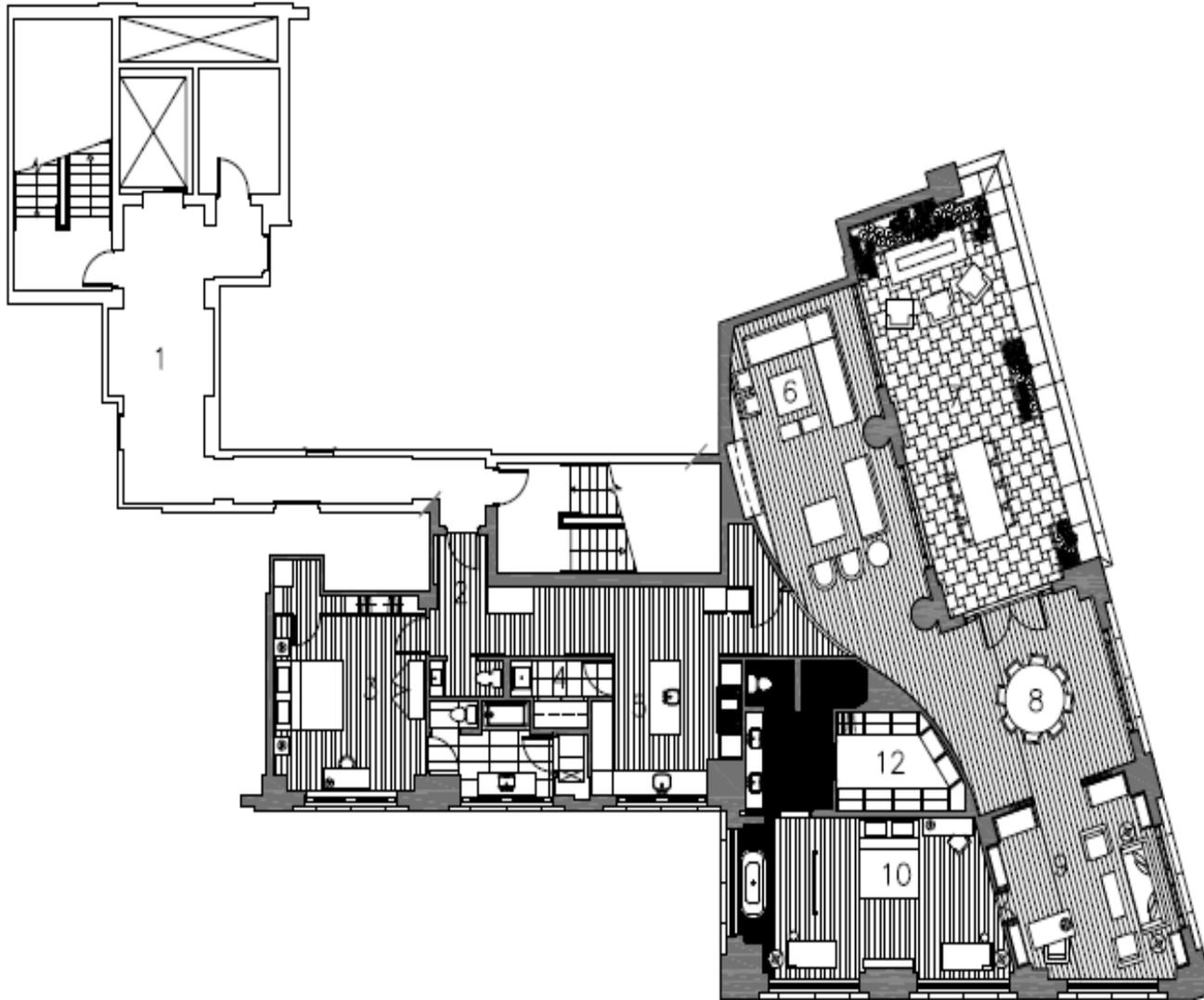
- **Three Bedroom, 3.5 Bath, Total Area 3,850 SF** 3,339 SF Interior, 446 SF Terrace, 65 SF Storage. Two Secured Parking Spaces
- Large outdoor Terrace off the Living Room, Dining Room and Study with spectacular downtown views.
- 3 bedroom 3.5 Bath with en suite bathrooms
- Rift Oak paneled Library and cabinetry
- Powder Room with floating style vanity and tile walls
- Motorized operable windows and Lutron Vimco window shades
- Custom marble and tile Baths with Dornbracht plumbing fittings and eucalyptus wood vanities
- 42" Wide gas fireplace with a stone surround and hearth
- Wolf and Subzero appliances
- Custom Kitchen cabinetry with stainless steel, white lacquer and stained eucalyptus finishes.
- 4" Rift White Oak Hardwood Flooring
- Metal frame and acid etched glass doors with cast bronze hardware
- Painted wood trim
- Stone inset window sills.
- Square aperture downlights and decorative sconce lighting
- Adjustable Closet interiors
- Outdoor gas, electric outlets and hose bib
- Optional outdoor fireplace and grill

Suite 450



The work of world famous architect Minoru Yamasaki set Detroit at the forefront of modern residential luxury in the late sixties and seventies. The next 40 years have proven his proportioning and detailing to be timeless and a worthy inspiration here in Suite 4500. High ceilings with doors that soar up to them, free flowing open plan of entertaining rooms and rich wood finishes take this two bedroom two and ½ Bath unit to its luxurious limit. Flooded with light from its southeastern exposure, the kitchen is behind metal and frosted glass rolling walls, for either hidden service or wide open entertaining. Two bedroom suites anchor the plan at opposite ends for the utmost privacy. The master enters through a cherry paneled library off the Living Room and Dining Room with a sweeping corner view down Woodward Avenue.

Suite 450



- 1 ELEVATOR LOBBY
- 2 ENTRANCE VESTIBULE
- 3 BEDROOM
- 4 LAUNDRY
- 5 KITCHEN
- 6 GREAT ROOM
- 7 TERRACE
- 8 DINING ROOM
- 9 LIBRARY
- 10 MASTER BEDROOM
- 11 MASTER BATHROOM
- 12 MASTER CLOSET

Suite 450 Design Features

- **Two Bedroom, 2.5 Bath, Total Area 3,207 SF** 2,653 SF Interior, 491 SF Terrace, 63 SF Storage. Two Secured Parking Spaces
- Large outdoor Terraces with panoramic views of Woodward Avenue and Maple Road.
- Master Suite and 1 guest bedroom
- Makore wood paneled Library and cabinetry
- Powder Room with floating style vanity and tile walls
- Motorized operable windows and Lutron Vimco window shades
- Custom marble and tile Baths with Dornbracht plumbing fittings and eucalyptus wood vanities
- 6' Sparkfire linear flame fireplace with a stone surround and hearth
- Wolf and Subzero appliances
- Custom Kitchen cabinetry with stainless steel, white lacquer and stained cherry finishes.
- 4" Rift White Oak Hardwood Flooring
- Metal frame and acid etched glass doors with cast bronze hardware
- Painted wood trim and stone inset window sills.
- Square aperture downlights and decorative sconce lighting
- Adjustable Closet interiors
- Outdoor gas, electric outlets, hose bib
- Optional outdoor fireplace and grill

Penthouse 510

LEASED

Penthouse 530

LEASED