



KEELSON
BALLARD

Live Aloft

Clean, uncluttered lines, natural, abundant light, and quality materials complement a lifestyle of Scandinavian design. Combined with superior functionality, home is as comfy as it is contemporary. Ballard's finest, designed to inspire—some even with their very own panoramic view of the water. Home doesn't get much better than this.

- True one-bedroom apartments
- Contemporary, custom two-toned cabinetry
- Stainless steel appliances
- Full designer backsplash—two color schemes to choose from
- Pantry
- Matching quartz countertops + undermount sinks in kitchen & bathroom(s)
- Vinyl plank wood flooring throughout living spaces
- Custom carpeting in bedroom(s)
- Walk-in closets
- Ceiling fans in both bedroom & living room spaces
- A/C ready + programmable thermostats
- USB plug connections
- Olympic Mountains, cityscape & water views available
- TV wall mount ready
- Exterior sunshades
- Concrete construction for floor-to-ceiling sound proofing
- Superior sound proofing between & above units
- Balconies
- Courtyard + patio

Live Sustainably

From the floors you stand on to the air you breathe, responsible decision-making has led to a healthier home for you, yours, and our planet. Keelson Ballard is a space smartly constructed to leave a lasting impression—and a minimal environmental footprint.



- LEED Gold design
- Rooftop solar panels for onsite renewable energy
- LED lighting throughout
- Zoned heating for maximum energy efficiency
- Water efficient plumbing fixtures
- Healthy air quality due to low-VOC paint and solid surface flooring
- Custom Green Seal bedroom carpeting
- Electric vehicle charging stations
- High-quality insulation moderates indoor temperature, reducing energy costs
- Landscaping with native plants
- Green maintenance cleaning practices and materials
- Recycling and compost



A Boutique Community, Inside and Out

We believe in the little things. We pay attention to detail, and we've taken our time to handcraft a building that resonates with the important things in life. At Keelson, you'll enjoy the approachability and reliability of an excellent staff. Our boutique scale offers a new kind of high-end lifestyle—the kind that makes you never want to leave home.



- Locally owned and managed
- 100% residential building
- Controlled FOB remote access
- Professionally outfitted with 24-hour access gym facility
- Beautiful, landscaped rooftop plaza for entertaining, complete with a fire pit, lounge area, sink, and barbecue
- Pet-friendly, with a rooftop pet park and wash station
- Morning coffee and pastries available in our community room
- Underground parking, including electric car charging stations
- Controlled access bike room with lifts, wash & tuning station
- Storage lockers
- Garbage chute
- Free WiFi in lobby and rooftop
- Smoke-free building
- 24-hour maintenance



Ballard

Anchor yourself in the heart of Ballard. Life in Seattle's most charming neighborhood means you won't have to journey far from home to find what each day calls for, whether it's a locally-roasted blend, a tasty microbrew, or dinner with friends.

Ranked as a "Walker's Paradise" with a Walk Score of 97, Ballard offers some of the city's favorite spots for getting together in the morning, noon, or night. And, with easy access to the water and nearby parks, getting outside is just as easy as staying in. Head out for an early kayaking session at dawn,

venture north for a day at the beach in Golden Gardens Park, or take an evening stroll to happy hour. If you're staying in the neighborhood, everything good is right around the corner. And, with South Lake Union and downtown Seattle less than six miles from home, getting around is quite a breeze, too.

Come Aboard.

Leasing new premium lofts and 1 and 2 bedroom apartments Fall 2016.

1537 56th St., Seattle, WA 98107 / 206.604.4356 / KEELSONBALLARD.COM



Another Pryde + Johnson Community
Each Pryde-Johnson entity is an independent company