

COOLIDGE PLACE



Home is L.A.'s most-talked-about neighborhood

Once you enter this neighborhood nestled along the curving, soft-bottom section of the L.A. River, you'll know that you're in a part of Los Angeles like no other—secret and self-contained, where the hum of industry is quieted by a blanket of tranquility that seems to emanate from the river. With an eclectic collection of art and performance spaces, cafes, restaurants, and community centers, a genuinely thriving creative community has blossomed.

Coolidge Place features new Single-Family homes in the Frogtown neighborhood in Los Angeles, CA. The unique floor plans designed by innovative LA-based architects, Modative, provide 2 bedrooms plus flexspace, up to 2 full baths and 2 powder baths, living area ranging from 1,468 to 1,677 sq. ft. and a deck space. Homeowners will benefit from unsurpassed access to the best urban and outdoor amenities.

The neighborhood has long been a creative hub for artists and musicians, while the LA River offers natural beauty like the great blue heron. Residents will enjoy local specialty stores including renowned Vegan cafes and restaurants such as La Boheme, Spoke Cafe and Wax Paper with gourmet sandwiches recently featured in L.A. Magazine. The area has a number of parks and recreational opportunities close by such as Griffith Park with hiking and biking trails, world famous MOCA museum downtown and L.A. Historic-Cultural Monument Barnsdale Art Park that includes galleries and Hollyhock house—the Frank Lloyd Wright creation on the UNESCO World Heritage List. And of course the Los Angeles River Greenway trail is right in your backyard.

Your commute as well as reaching all areas of Los Angeles will be easy with quick access to the I-5 and State Route 2—major thoroughfares to where you want to go.

Coolidge Place is the perfect choice for a vibrant quality of life. Welcome home.



The Los Angeles River Greenway Trail bike path will extend to Long Beach by 2023 thanks to the \$3.1 billion Los Angeles River Ecosystem Restoration Project.



Welcome to Coolidge Place.



COOLIDGE PLACE is in Frogtown. The name comes from the frogs that used to emerge from the grassy banks. Now it has become the poster community for the dream of a pristine L.A. River where residents can access recreation on The Los Angeles Greenway Trail.

Artists and cultural happenings have been part of the fabric of Frogtown for decades. One of the many attractions is The Frogtown Artwalk, a biennial free tour of the studios of the artists and artisans of Elysian Valley.

There are also bohemian cafes and restaurants such as Salazar, which has topped many local best-of lists. The real treat of this up-market Mexican restaurant is sitting in the garden dining area on a warm L.A. night with a cold margarita.



In the continuing effort to improve our homes, Watt Communities at Coolidge Row, LLC reserves the right to make changes or modifications to plan specifications, pricing, materials, features, site plans, move-in dates or floor plans without notice. All imagery is representational and does not depict specific buildings, views, or future architectural community or amenity details. Stated dimensions, options and square footage are approximate and should not be used as representative of the home's precise or actual size. Models shown do not represent preference to race, sex, religion, national origin, handicap status or familial status. Brokers must register client upon initial visit. WC Development Services, Inc. DRE #01864558. December 2020.



Site Plan

Plan A1



- ◆ Approximately 1,608 sq. ft.
- ◆ Three-story
- ◆ Dual Master
- ◆ 2 full baths
- ◆ 2 powder baths
- ◆ Flexpace
- ◆ Deck
- ◆ Garage & carport

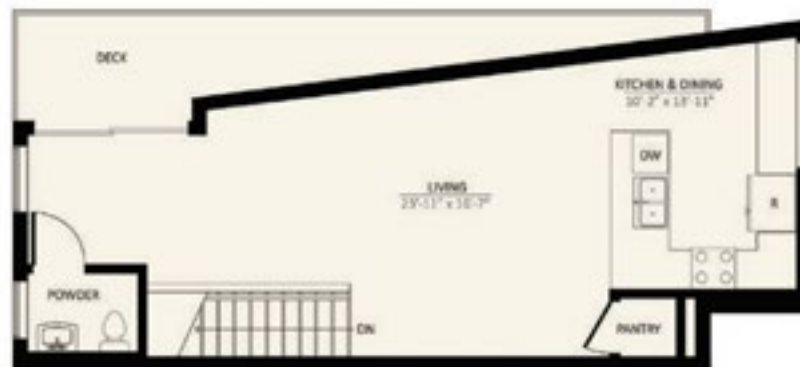
1st FLOOR



2nd FLOOR



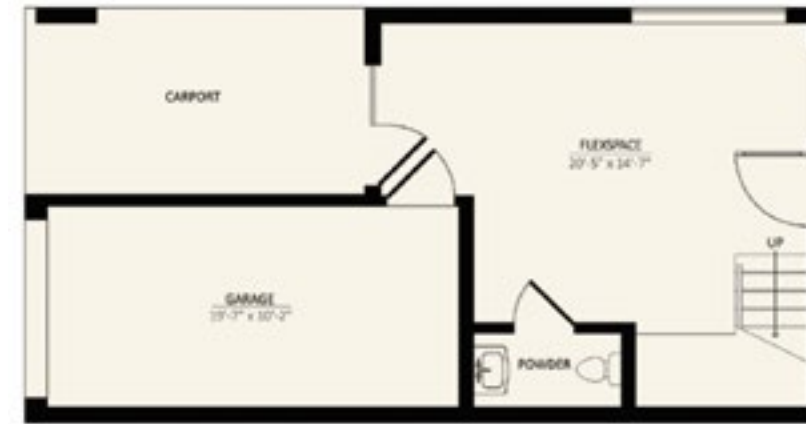
3rd FLOOR



Plan A's have variations in square footage, deck layout, window layout, and parking layout vary. Please see a Community Sales Manager for unique features throughout.

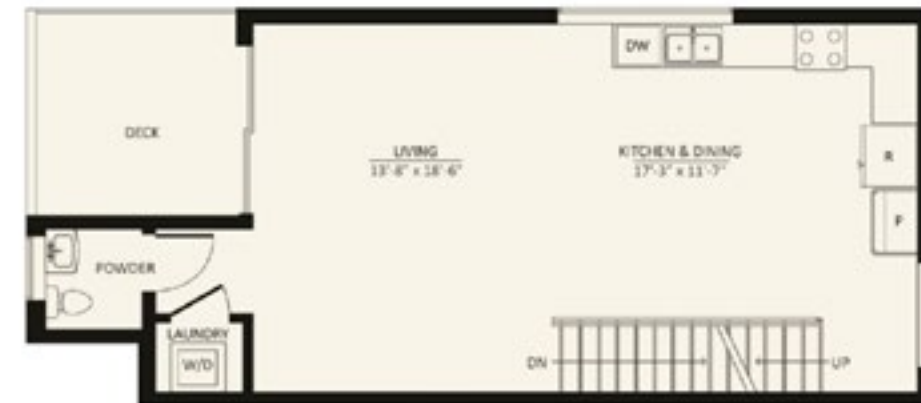
Plan A2

1st FLOOR



- ◆ Approximately 1,590 sq. ft.
- ◆ Three-story
- ◆ Dual Master
- ◆ 2 full baths
- ◆ 2 powder baths
- ◆ Flexpace
- ◆ Deck
- ◆ Garage & carport

2nd FLOOR



3rd FLOOR



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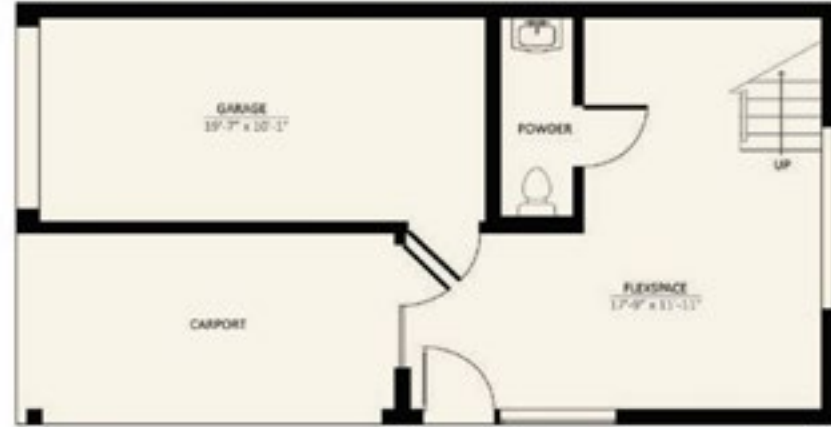


Plan B1



- ◆ Approximately 1,468 sq. ft.
- ◆ Three-story
- ◆ 2 Dual Master
- ◆ 2 full baths
- ◆ 2 powder baths
- ◆ Flexpace
- ◆ Deck
- ◆ Garage & carport

1st FLOOR



2nd FLOOR



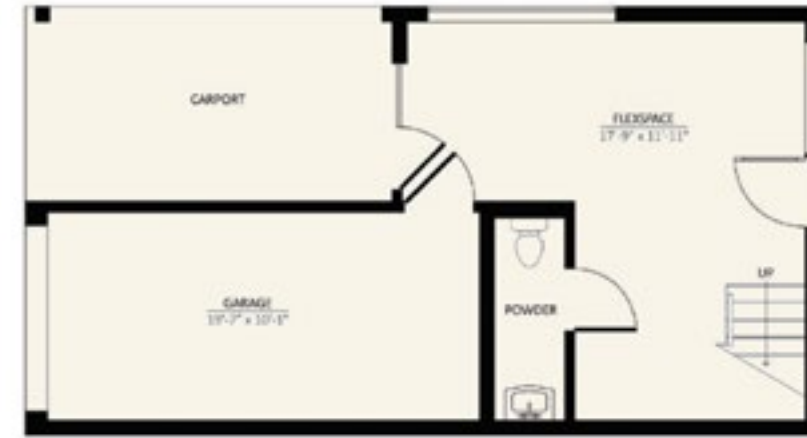
3rd FLOOR



Plan B's have variations in square footage, deck layout, window layout, and parking layout vary. Please see a Community Sales Manager for unique features throughout.

Plan B2

1st FLOOR



- ◆ Approximately 1,468 sq. ft.
- ◆ Three-story
- ◆ Dual Master
- ◆ 2 full baths
- ◆ 2 powder baths
- ◆ Flexpace
- ◆ Deck
- ◆ Garage & carport

2nd FLOOR



3rd FLOOR



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Plan C1



1st FLOOR



- ◆ From 1,609 - 1,632 - sq. ft
- ◆ Three-story
- ◆ Dual Master
- ◆ 3.5 baths
- ◆ Flexpace
- ◆ Deck

Plan Cs have variations in square footage, deck layout, window layout, and parking layout vary. Please see a Community Sales Manager for unique features throughout.



2nd FLOOR



3rd FLOOR

Plan C2

1st FLOOR



- ◆ Approximately 1,5667 sq. ft.
- ◆ Three-story
- ◆ Dual Master
- ◆ 3.5 baths
- ◆ Flexpace
- ◆ Deck

2nd FLOOR



3rd FLOOR



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Plan D



COOLIDGE PLACE



1st FLOOR



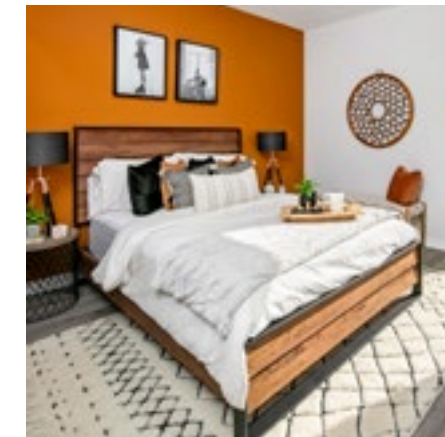
- ◆ Approximately 1,554 sq. ft.
- ◆ Three-story
- ◆ Dual Master
- ◆ 2 full baths
- ◆ 2 powder baths
- ◆ Flexpace
- ◆ Deck

2nd FLOOR



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3rd FLOOR



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Home is in the details.



Watt Communities. An American story.



STYLISH EXTERIOR DETAILS

- ◆ Modern design by Modative Architects
- ◆ Open community space
- ◆ Mural rendering by renowned artist Tristan Eaton
- ◆ Bike racks
- ◆ 2-car spaces
- ◆ Decks and balconies (per plan)

EXQUISITE INTERIOR DETAILING

- ◆ Metal open rail
- ◆ Hard surface flooring throughout
- ◆ GE® stainless steel appliances
- ◆ Quartz kitchen countertops
- ◆ Chrome fixtures
- ◆ Elongated toilets
- ◆ Walk-in closet
- ◆ Dedicated laundry space

SPACIOUS KITCHENS IDEAL FOR ENTERTAINING

- ◆ Flat panel cabinets with chrome hardware
- ◆ GE® stainless self-cleaning convection range
- ◆ GE® stainless 7-cycle E-star dishwasher
- ◆ GE® stainless hood with glass canopy
- ◆ InSinkErator® waste disposal
- ◆ Refrigerator area plumbed for water and ice
- ◆ Undermount sink

ADVANCED TECHNOLOGY, GREEN LIVING AND SMART-HOME FEATURES

- ◆ Brilliant Smart Home technology
- ◆ Wireless Access Points for continuous whole house Wi-Fi
- ◆ Solar panels
- ◆ Ring Pro® doorbell
- ◆ Ecobee smart thermostat
- ◆ Array Keyless pad with Brinks® handle set at front entry
- ◆ Energy-efficient stainless steel appliances
- ◆ Water-wise plumbing fixtures
- ◆ LED lighting
- ◆ Duct testing verified by a 3rd party to ensure maximum efficiency
- ◆ Low HERS ratings
- ◆ Energy efficient dual glazed vinyl windows with Low-E glass
- ◆ Quiet continuous ventilation fan
- ◆ Polycell sealant at all exterior openings
- ◆ Tankless water heater
- ◆ Weather-stripping around all exterior doors
- ◆ CAT 6 wiring at bedrooms & living rooms
- ◆ Cable TV outlets at bedrooms & living rooms
- ◆ Pre-wiring for electric vehicles

Watt Communities has earned a well-deserved reputation as one of the Western United States' premier home builders. It all started with its founder Ray Watt, a prolific builder who did much to define the look of modern Los Angeles.


Ray Watt entered the real estate business in 1947 to build homes for veterans returning from the war who faced a housing shortage. Working with a small crew and a battered pickup truck, they called their company "Night and Day Construction" to match the schedule they were keeping to meet demand.

Ray Watt continued to build for more than six decades, during which time he also served as Assistant Secretary of Housing and Urban Development. He has been honored by numerous civic and business organizations for his commitment to the community and for his leadership in the industry. He was named "Builder of the Year" by numerous industry trade organizations and is a member of the Housing Hall of Fame of the National Association of Home Builders, among many other awards. He became a trustee of USC in 1969 and contributed to the school throughout his life where Watt Hall of Architecture and Fine Arts is named after him.

Over the years, the company successfully grew from a small building business to a large real estate development organization, credited with more than \$6 billion in developed communities and over 100,000 homes built. Watt Communities proudly continues on as a third-generation, family-owned business that is forward-looking yet still maintains the integrity, accountability, and fairness that is at the core of the time tested Watt Communities legacy that originated with its founder.

Watt Communities differentiates itself from other builders because of our close attention to the details. We uphold higher standards in building homes. The quality goes in before our name goes on. This commitment results in outstanding value for home buyers.

Our mission is "proudly and passionately working together to build a better quality of life." We believe home is in the details. Just as it has been since its founding, Watt Communities continues as a premium homebuilder focused on creating quality homes and communities for a changing world.

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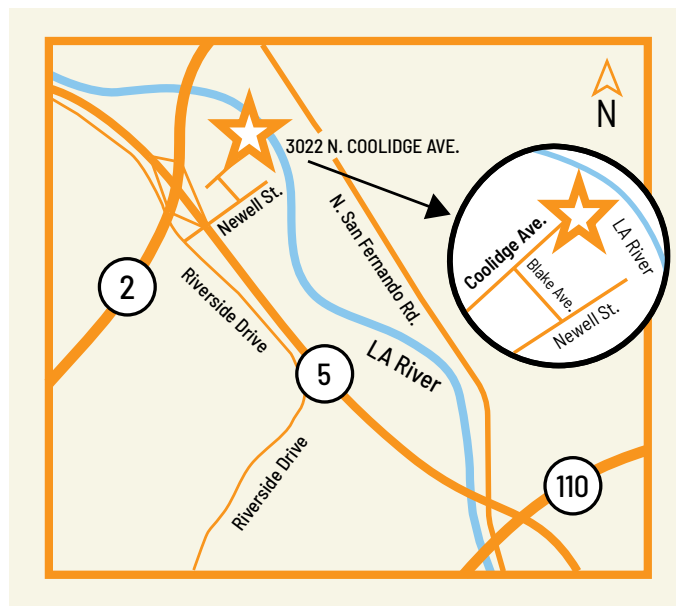
www.WattCommunities.com

323-905-9229

OFFICE HOURS

Fall and Winter: 10 AM - 5 PM

Spring and Summer: 10 AM - 6 PM



Sales Gallery 2926 Denby Ave., Suite A | Los Angeles, CA 90039
3022 Coolidge Ave. | Los Angeles, CA 90039