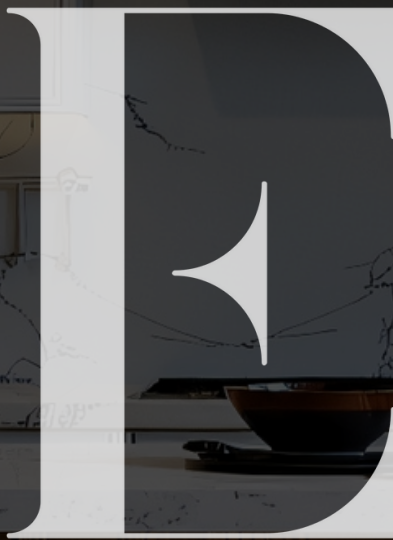




THE ENCLAVES

BROCHURE

Please note: Finishes and architectural plans are subject to change



Welcome to The Enclaves - A new construction community in Philadelphia's Pennsport neighborhood. These 3-bedroom, 3-bath homes are set back from the street for added privacy and feature modern design with quality craftsmanship. Each residence offers rare two-car garage parking and two private outdoor spaces, including a kitchen-level terrace and a rooftop deck with Center City views.

The open main level centers around a chef's kitchen with high-end appliances, custom cabinetry, and a waterfall island, flowing directly into the dining and living areas and out to the terrace. Two guest bedrooms each include en-suite baths, while the full-floor primary suite features a spa-like bathroom with heated floors, Porcelanosa finishes, soaking tub, glass shower, double vanity, plus a wet bar and laundry area.

Additional highlights include a 10-year tax abatement, 1-year builder's warranty, and the opportunity to personalize finishes. Located just steps from East Passyunk Avenue, the Delaware waterfront, and I-95. Homes are framed and available for walkthroughs, with expected delivery in May 2026.

GENERAL

FLOORING

Kingdom Collection



Persia



Iberia



Rome

KITCHEN

CABINETS

Remy Collection



Painted Oat



Painted Harbor



Painted Linen



Maple Slate



Maple Rye



Maple Latte



COUNTERTOP/BACKSPLASH

PRIMARY BATHROOM

TILE

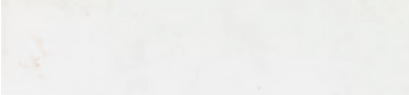
OPTION 1

23 x 23 Floor Tile - Rivoli



Rivoli

13 x 40 Shower Wall Tile - Rivoli



Rivoli

5x5 Shower Floor Tile - Rivoli



Malla Rivoli

OPTION 2

24 x 24 Floor Tile - Coral



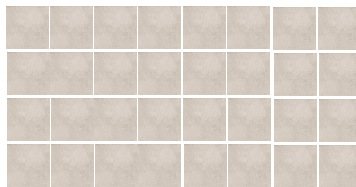
Caliza

17 x 47 Shower Wall Tile - Coral



Deco Caliza

2x2 Shower Floor Tile - Coral



Malla Caliza

VANITY

Spirit Integrated Washbasin



Smart 4 Drawer - Oak Taupe



SECONDARY BATHROOM (TUB)

TILE

OPTION 1

23 x 23 - Lamu



Caliza

13 x 39 - Baltimore



Contour White

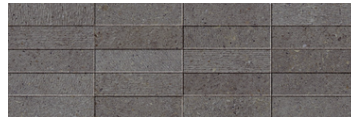
OPTION 2

23 x 23 Floor Tile - Matika



Topo

13 x 39 Shower Walls - Matika



Block Matika Topo

VANITY

Marne Basin



Marne Wall Hung 2 Drawer - Blanco



SECONDARY BATHROOM (SHOWER)

TILE

OPTION 1

24 x 24 Floor Tile - Lamu



Caliza

13 x 39 Shower Walls - Vela



Limit Vela Smoked

2x2 Shower Floor Tile - Lamu



Malla Caliza

OPTION 2

24 x 24 Floor Tile - Matika



Bone

13 x 39 Shower Wall Tile - Matika



Block Matika Bone

2x2 Shower Floor Tile - Matika



Mala Matika Bone

VANITY

Marne Basin



Marne Wall Hung 2 Drawer - Blanco



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