



FURNITURE ENHANCEMENTS

FIVE CROSSINGS

SMART SUITES AT LANDMARK

FLEXIBLE FURNISHINGS THAT MEET ALL YOUR NEEDS

FIVE CROSSINGS offers custom furniture packages by Resource Furniture which include everything you need to maximize function and comfort in a minimalist space. This modern, Italian-made, multifunctional furniture was specially curated into move-in ready packages specifically for your smart studio.

1. Penelope Sofa / Murphy Bed

2. Cabinetry & Closet Space

3. Home Office

4. Genie Table

5. Pocket Chairs

6. Media Cabinet



Studio Day

1. Penelope Sofa / Murphy Bed (queen)

2. Cabinetry & Closet Space

3. Home Office (hidden)

4. Genie Table (dining)

5. Pocket Chairs

6. Media Cabinet



Studio Evening

WHY TRANSFORMING FURNITURE?

CUSTOM TAILORED

Our transforming furniture packages are tailor-made to your studio's exact floor plan and aesthetic. These contemporary furnishings integrate seamlessly with the clean lines and architectural design of your **FIVE CROSSINGS** studio.

TURNKEY

These turnkey furniture packages include everything you need to feel right at home from the day you move in. Select from three tiers to find the package that's right for you, and then all that's left to do is unpack, unwind and enjoy your new home.

BUDGET SMART

Your furniture enhancements may be added into the total purchase price of your home and included in your mortgage, meaning that you know exactly what your **FIVE CROSSINGS** home will cost with all the finishing touches included and without guesswork or additional budgeting.

BUILT-IN FLEXIBILITY

Sofa wall beds, transforming tables, and streamlined storage solutions effortlessly take your studio from day to night, unfolding new possibilities for your space. Enjoy the comfort of both a queen-sized bed and an Italian-made sofa, transform your low-lying coffee table into a work surface or dining table, and keep belongings out of sight with a sleek built-in closet and cabinetry system.

BETTER FOR THE ENVIRONMENT - BETTER FOR YOU

Every piece in the Resource Furniture collection is thoughtfully designed and crafted with high-quality, ethically and sustainably sourced materials. The premium Italian wall beds are constructed with over 90% recycled and reforested wood products, all lacquers, paints and glues are completely water-based, and absolutely no formaldehyde is used in the manufacturing processes. Your new furniture does not emit volatile organic compounds (VOCs), which results in better indoor air quality for healthier living.

FURNISHINGS THAT ADAPT TO YOU

Choose the perfect furniture enhancements for your new home.



1

PENELOPE SOFA / MURPHY BED

From Resource Furniture's line of luxury wall beds, the Penelope Sofa / Murphy Bed effortlessly transforms from a bench-seat sofa to a queen bed, complete with a premium memory foam Italian mattress, upholstered headboard, and interior lighting. Featuring a patented soft-open/close, concealed pistons, and a safety locking mechanism, your Penelope Sofa / Murphy Bed transforms in seconds with the simple pull of a lever. Constructed with sustainably sourced wood panels; VOC-free water-based lacquers, paints, and glues; and sumptuously soft upholstery.



2

CABINETS & CLOSET SPACE

One of the biggest hurdles in space-conscious living is lack of storage. Stay organized with Resource's expertly-designed, dynamic cabinetry and closets. These custom-configured storage solutions were measured, designed, and produced with your specific layout and square footage in mind, providing a focused, easy-to-maintain space for you and all of your items.



3

HOME OFFICE

A streamlined cabinet and workstation in one, the Home Office instantly hides unsightly office clutter to keep work out of sight and out of mind. Equipped with motion sensor LED lighting and wire management, this piece transforms from a generous desk to a modular cabinet, designed to pair seamlessly with your wall bed, closets, and cabinetry.



4

GENIE TABLE

No need to sacrifice a dining area in favor of a coffee table, or vice versa. The Genie Table's height-adjustable legs easily raise the table from floor-level, great for casual hangouts, wine nights, and charcuterie boards, to a typical dining table height and anywhere in between. At night, the table can quietly tuck underneath the Penelope Sofa / Murphy Bed, so no adjustment causes clutter or dysfunction.



5

POCKET CHAIRS

The Pocket Chair is an elevated classic, improving the folding chair design in every way, with top-of-the-line, sustainable materials, a sleek appearance, and the utmost comfort considered in its construction. The chair's light and slim build folds compactly to only $\frac{3}{4}$ of an inch deep, great for storing in closets or hanging on the wall.



6

MEDIA CABINET

Resource's two media cabinets fit seamlessly underneath the TV, ready to hold movies, games, books, and more while providing surface space for personal items destined for display. This extra storage also aesthetically blends well with the rest of the apartment, and visually functions well as a complete package or a blank canvas, depending on your personal taste.

OPTION 1: THE COMPLETE STUDIO

You'll immediately feel right at home with this highly curated, move-in ready furniture package. Complete with everything you need to feel at home from day one, this Italian-made transforming furnishing set transforms your smart studio into the ultimate flex space, ready for any occasion.

\$22,000

INCLUDES:

- PENELOPE SOFA / MURPHY BED
- CABINETRY & CLOSET SPACE
- HOME OFFICE
- GENIE TABLE
- POCKET CHAIRS
- MEDIA CABINET



OPTION 2: THE PARTIAL STUDIO

Get your new home off to an easy start with this custom designed furnishings package, created to maximize and organize your space with the necessities you need now with room to add your personal touches later.

\$19,000

INCLUDES:

- PENELOPE SOFA / MURPHY BED
- CABINETS & CLOSET SPACE
- HOME OFFICE



OPTION 3: ENTERTAINMENT ENHANCEMENT

\$2,700

INCLUDES:

- MEDIA CABINET



OPTION 4: SEATING ENHANCEMENT

\$2,200

INCLUDES:

- GENIE TABLE
- POCKET CHAIRS

