



Barnbeck Place, 398 Federal Road, Brookfield, CT 06804

## LUXURY APARTMENT RENTALS

### FEATURES

- ♦ NON-SMOKING Property
- ♦ Elevator Building
- ♦ Granite Counters
- ♦ Stainless Steel Appliances
- ♦ Gas Fired Forced Air Heat
- ♦ High Ceilings
- ♦ Air Conditioned
- ♦ Washer/Dryer in Unit
- ♦ Great Location
- ♦ Private Decks
- ♦ Community Building
- ♦ Fitness Center
- ♦ Yoga Room
- ♦ Walking Trails
- ♦ Pet Friendly
- ♦ No Amenity Fee

**BRT GENERAL REALTY**

(203) 748-5100

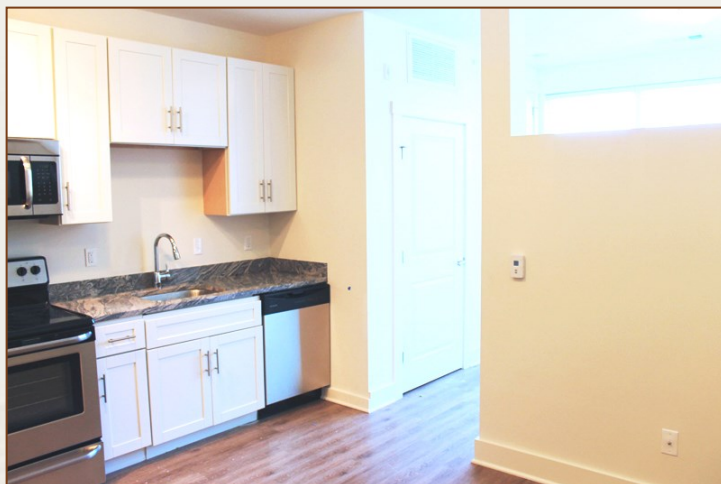


[rent@brt.com](mailto:rent@brt.com)

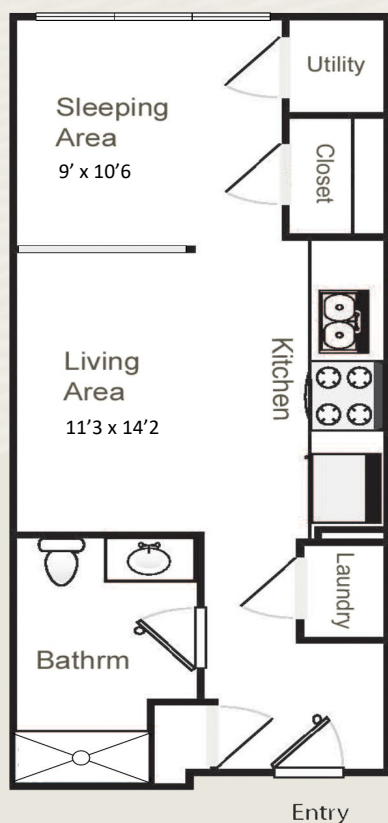
All information subject to price change, errors, omissions and availability without notice.

# BARNBECK PLACE

## STUDIOS



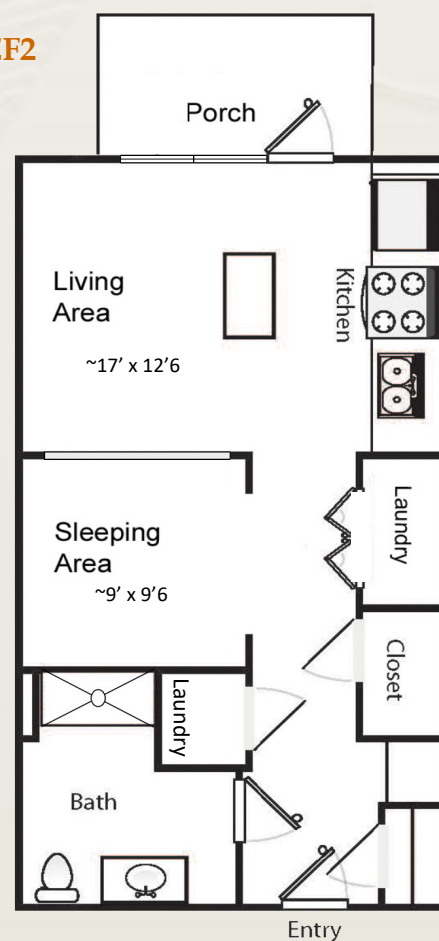
**Style: EF1**



450 SF - Dimensions are estimates

EF1.1 466sf

**Style: EF2**



560 SF - Dimensions are estimates

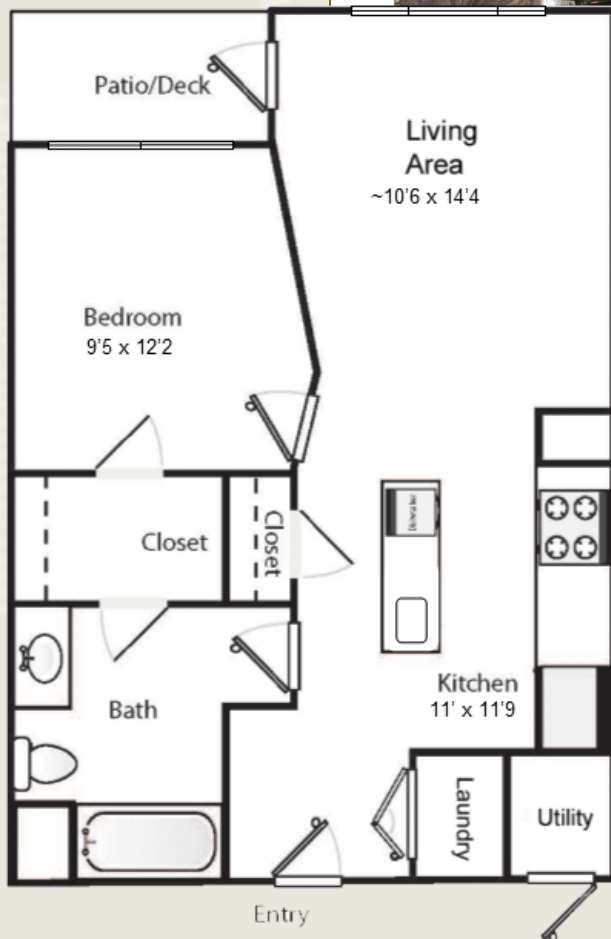
### UNIT FEATURES

- ◆ High Ceilings
- ◆ Granite Counters
- ◆ Durable Wood Pattern Flooring
- ◆ Stainless Steel Appliances incl. Dishwasher & Microwave
- ◆ Washer/Dryer in Unit
- ◆ Partitioned Sleeping Area

# BARNBECK PLACE

## ONE BEDROOM

Style: A1.2



573 SF - Dimensions are estimates

### UNIT FEATURES

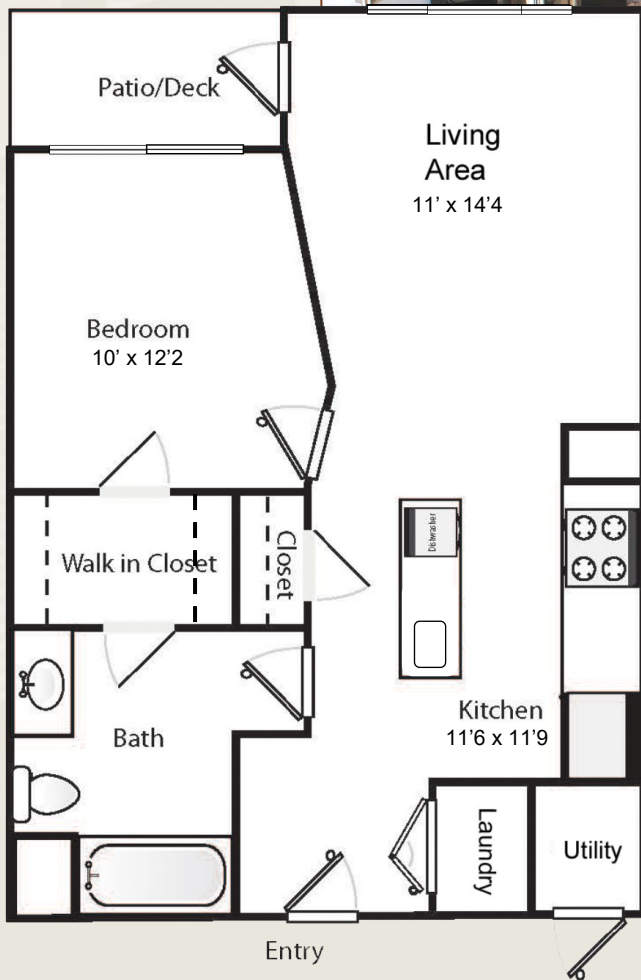
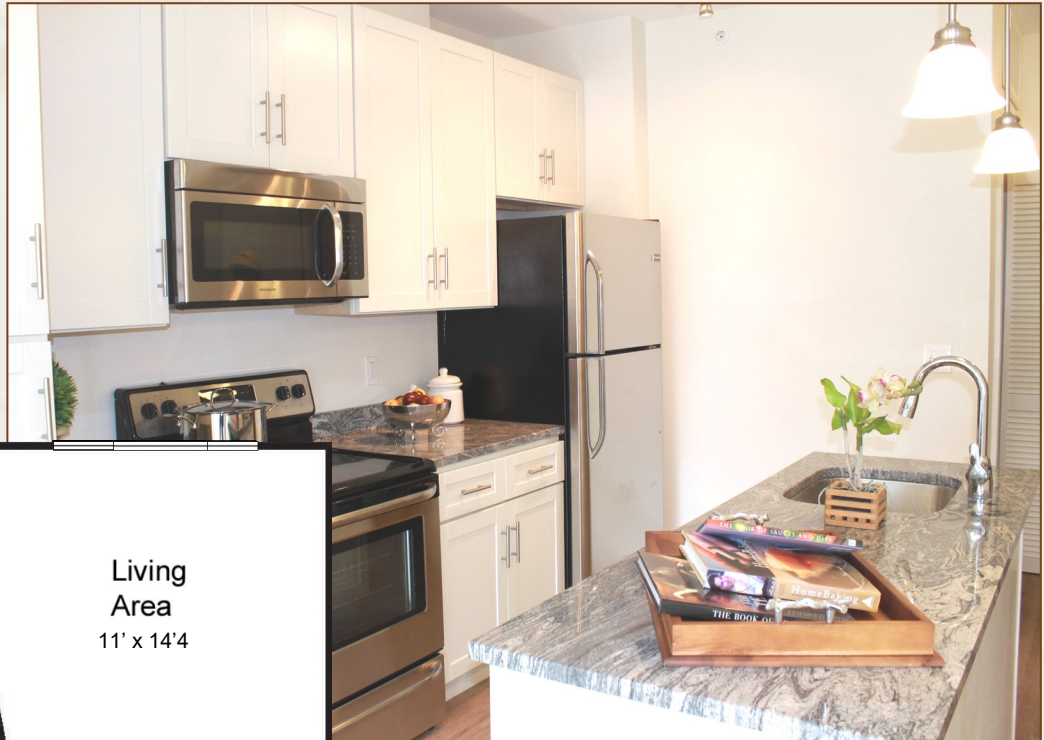
- ◆ High Ceilings
- ◆ Granite Counters
- ◆ Durable Wood Pattern Flooring
- ◆ Stainless Steel Appliances incl. Dishwasher & Microwave
- ◆ Washer/Dryer in Unit
- ◆ Outside Porch



# BARNBECK PLACE

## ONE BEDROOM

Style: A1



605 SF - Dimensions are estimates

### UNIT FEATURES

- ◆ High Ceilings
- ◆ Granite Counters
- ◆ Durable Wood Pattern Flooring
- ◆ Stainless Steel Appliances incl. Dishwasher & Microwave
- ◆ Washer/Dryer in Unit
- ◆ Outside Porch

# BARNBECK PLACE

## ONE BEDROOM

Style: A2



ANSI.A Compliant units  
also available

### UNIT FEATURES

- ◆ High Ceilings
- ◆ Granite Counters
- ◆ Durable Wood Pattern Flooring
- ◆ Stainless Steel Appliances incl. Dishwasher & Microwave
- ◆ Washer/Dryer in Unit
- ◆ Outside Porch



680 SF - Dimensions are estimates

# BARNBECK PLACE

## TWO BEDROOM

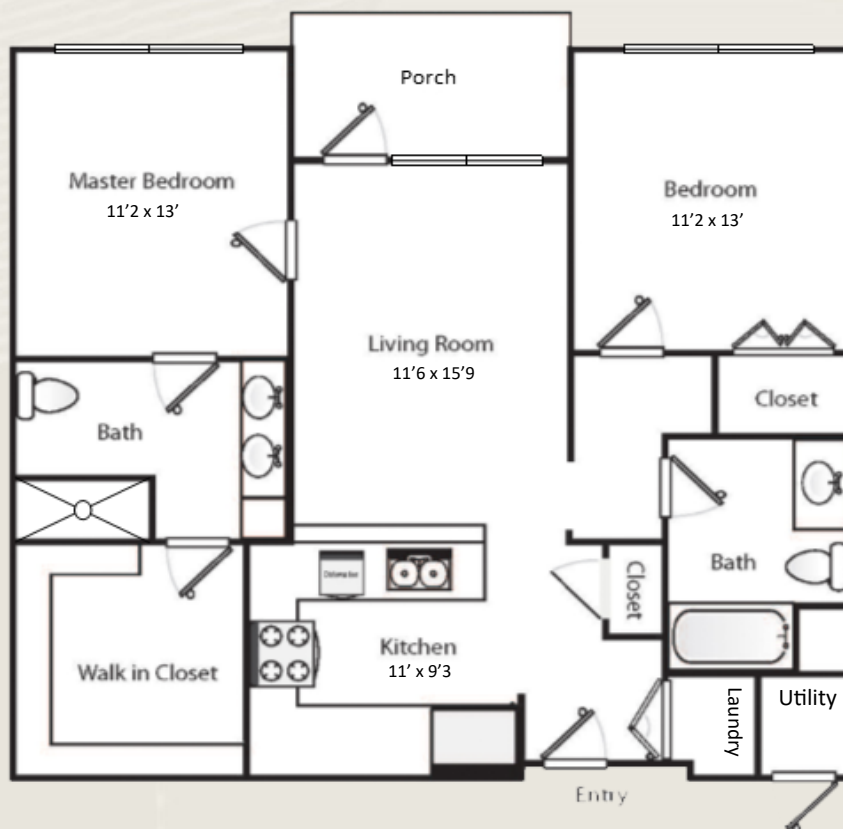
Style: B1



Typical Two Bedroom Kitchen Finishes

### UNIT FEATURES

- ◆ High Ceilings
- ◆ Granite Counters
- ◆ Durable Wood Pattern Flooring
- ◆ Stainless Steel Appliances incl. Dishwasher & Microwave
- ◆ Washer/Dryer in Unit
- ◆ Outside Porch



987 SF - Dimensions are estimated.



# BARNBECK PLACE

## TWO BEDROOM

Style: B2/B2.2/B3



Typical Two Bedroom Kitchen Finishes

### UNIT FEATURES

- ◆ High Ceilings
- ◆ Granite Counters
- ◆ Durable Wood Pattern Flooring
- ◆ Stainless Steel Appliances incl. Dishwasher & Microwave
- ◆ Washer/Dryer in Unit
- ◆ Outside Porch

Style B3 1,080 sf

Style B2 1,150sf

Style B2.2 1,165sf



Request Layout with Dimensions from Agent.

# BARNBECK PLACE

## TWO BEDROOM

Style: B4



Typical Two Bedroom Kitchen Finishes

### UNIT FEATURES

- ◆ High Ceilings
- ◆ Granite Counters
- ◆ Durable Wood Pattern Flooring
- ◆ Stainless Steel Appliances incl. Dishwasher & Microwave
- ◆ Washer/Dryer in Unit
- ◆ Outside Porch\*

\*2nd Floor Units have Private Terrace



Dimensions are Estimates

All information subject to price change, errors, omissions and availability without notice. Floor plan is typical.



# BARNBECK PLACE

## BUILDING A

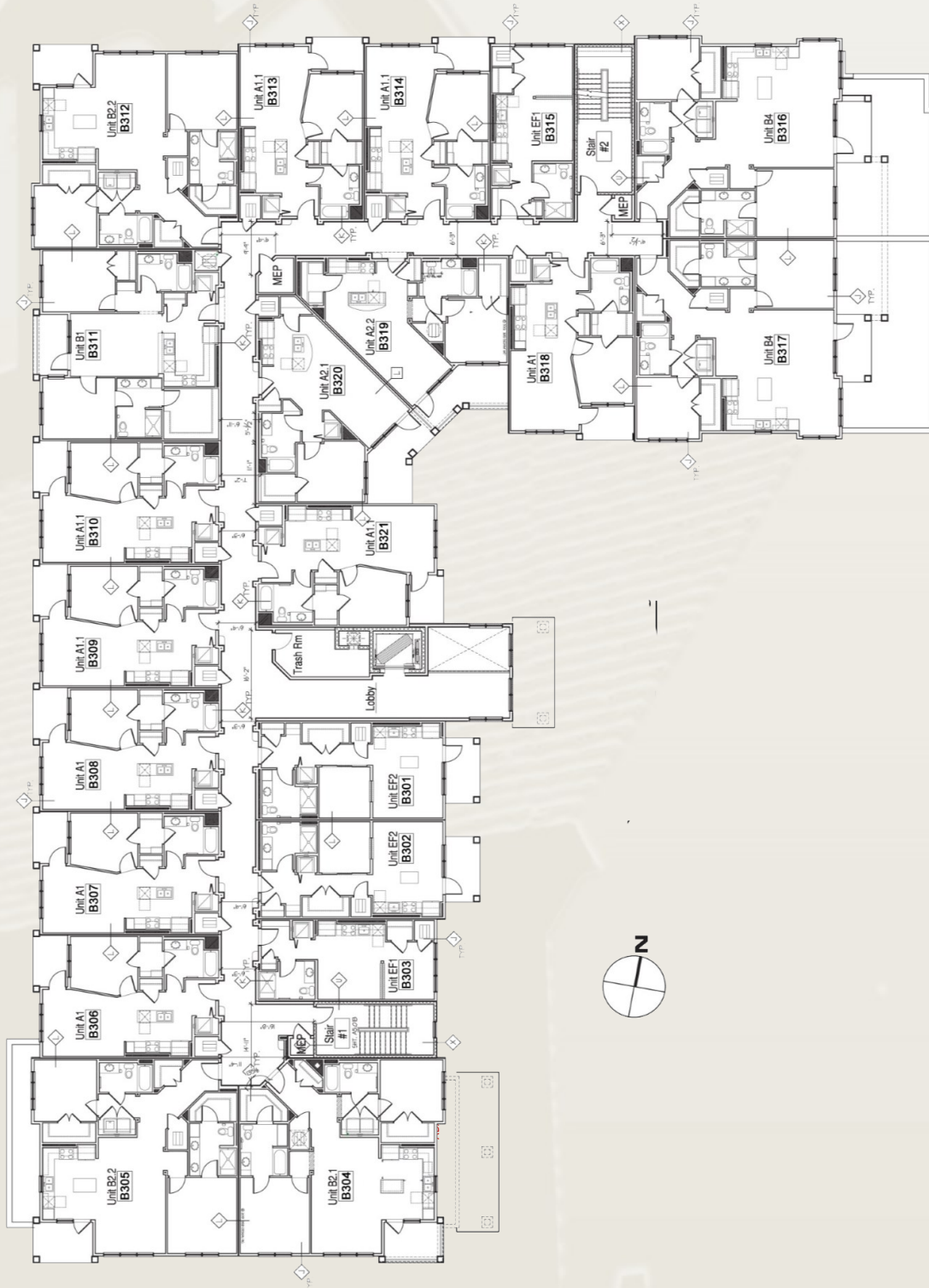


Barn

Federal Road



## BUILDING B



Federal Road



## INCENTIVE UNIT INCOME LIMITS

The property owner has been required by regulation to include **Incentive Units** in the Barnbeck Place Community. Accordingly, designated incentive units limit the household income allowed for residents. The limit changes according to the size of the household. Please consult with your leasing agent to use this chart appropriately.

Incentive units may also have restrictions on parking and advertised promotions for non-incentive units of the same size will not necessarily apply.

----- HOUSEHOLD SIZE -----					
	Max. Rent	1 Person	2 People	3 People	4 People
Studio	\$1,895	\$83,384	\$95,296	Ask Agent	Ask Agent
1BR	\$2,008	\$83,384	\$95,296	\$107,208	Ask Agent
2BR	\$2,354	-	\$95,296	\$107,208	\$119,120

Based on 2025 HUD median income figures for the Town of Brookfield.