

## **UPGRADES & Excitement List**

- Water system and pipes for building and units upgraded to PEX
- New HVAC installed in unit
- Stainless steel kitchen appliances
- Additional cabinets in kitchen, lower cabinets have pullout shelves
- Induction cooktop
- Chandelier in dining room, light fixture in foyer
- Hardwood flooring throughout living area
- Laundry room improved with shelving and full size washer & dryer
- Window coverings throughout
- Floor to ceiling closet organization system in primary bedroom
  
- Building and property never flooded - including basement
- 24/7 Concierge and Security
- Valet parking - FREE
- 2 assigned parking areas in garage, directly across from elevator plus guest parking
- Storage closet in basement included
- Heated pool and jacuzzi
- Large gym facility with TV's, sauna, and views of the pool
- Contemporary Club Room complete with kitchen, 24-hour coffee bar, pool table and bar area
- Tennis and pickleball courts
- Our floor has higher ceilings than lower floors (10 feet)
- The view from the 23rd floor is amazing - fabulous sunsets, city lights, traffic far below
- Balcony access from kitchen, living room and primary bedroom
- Floor to ceiling windows
- Large walk in closets in bedrooms
- Plenty of storage space throughout
- Trash compactor and trash chute for easy trash disposal
- Residents and staff are very friendly
- Proximity to shopping, restaurants, and freeways