

## BUILDING FEATURES

**LOW MAINTENANCE FEES** (*always!*)

**CUSTOM:** Client customization of residence (*always!*)

**PARKING:** Charging stations are available. Extra parking spaces are for sale.

**PET FRIENDLY:** Large dog park & pet washing station

**CONCIERGE:** In lobby

**ICONIC DESIGN:** Stunning lobby and resplendent resident room by New York Interior Design team

**FITNESS CENTRE**

**SHOWER:** Benches/Niches

**DOORS:** Solid core

**STORAGE ROOMS:** For sale

**SOUND SYSTEMS:** Pre-wired for in-ceiling speakers

**CONSULTATION:** with our Director of Interiors, to assist with selection of finishes

**ELEVATORS:** Two—high speed with controlled access

**TRASH:** Chute on each floor

**LOW VOLTAGE OUTLETS:** for motorized shades/drapes

**ALARMS:** Fire alarm, fire sprinkler system, and smoke detectors

**GLASS:** Double thermo pane windows

**BASEBOARDS:** Seven inch

**THERMOSTATS:** Nest

**UTILITY ROOMS:** Porcelain flooring

**INDIVIDUAL GENERATORS:** Priced upon request

## STANDARD FEATURES

**LOW MAINTENANCE FEES** (*always!*)

Private elevator entry on select floor plans

11 foot ceilings in living room

Fireplaces available in (2) styles

Outdoor kitchens available (*for early buyers only*)

French gold faucets and bath accessories in primary bath

Vast selection of stones and porcelain

Vast selection of wood flooring for living, dining areas

Vast selection of carpet for bedrooms and closets

Vast selection of Eggersmann cabinetry

Thermador appliance package

Wine Cooler

Pantry door spice rack

Pull out cabinet drawer

Glass end unit for island

Coplanar sliding island doors

Hot/cold water with filter

Deck mount garbage disposal switch

Closet allowance (**\$7,500**)

Walls primed (*only*) and ready for paint

## PENTHOUSE FEATURES

*(In addition to standard features)*

**LOW MAINTENANCE FEES** (*always!*)

Private elevator entries

All Penthouses include (3) car garage

13-foot ceilings in living room

**KITCHEN:** Gaggenau appliance package including tall wine cooler

**KITCHEN:** *Choice of:* motion island or both raised bar top & bifold doors

**KITCHEN:** Slab backsplash

**KITCHEN:** Chef's Julien sink

**KITCHEN:** Premium Eggersmann cabinet selections

**KITCHEN:** Eggersmann integrated under cabinet puck lighting

**KITCHEN:** Lemans corner cabinet

**KITCHEN:** Pot filler

**PRIMARY BATH:** Steam shower with TV

**PRIMARY BATH:** Slab shower walls

**PRIMARY BATH:** French gold faucets and bath accessories

**PRIMARY BATH:** Linear shower drain in master shower

**PRIMARY BATH:** Washlet toilet

**MIX & MATCH TILE:** Porcelain/Stone selections at no charge

**PREMIUM EUROPEAN OAK:** Wood flooring throughout residence

**LIVING ROOM:** Fireplace choice of (2) styles

**OUTDOOR KITCHEN:** to include base cabinet, porcelain counter top, porcelain backsplash, grill, tile terrace, and TV outlet

Closet allowance (**\$10,000**)

Walls primed (*only*) and ready for paint