

2727 Kirby – Unit 12C

[GO TO: Floor Plan](#)

Step off the semi-private elevator into this fabulous residence. The floor-to-ceiling windows offer a panorama of the downtown skyline to the east and the Museum area to the south. Open kitchen and living areas with granite countertops, hardwood floors, mock fireplace with stone surround, and high ceilings. Gaggenau® appliances in the kitchen, walk-in closet with Programme Martin® customization, and more. Enjoy state of the art resort, aquatic, fitness and entertainment area. This Luxury Hi Rise has much to offer.

1 Floor; 2 Bedrooms; 2 Full Baths; Semi-Private Elevator (Opens Directly Into Your Foyer)
2000 sq ft (per Builder)

RECEPTION FOYER – 14' 2" X 9' 6"

Ceiling height of 9' 2"

Recessed alcove for private elevator (with security key access) to Lobby

Double door closet with hanging bar and overhead shelf

Recessed lighting

HVAC unit concealed behind closet door

Wide plank walnut* floor with dark stain

Lockable security door to Living Area

KITCHEN – 12' 3" X 14' 5"

Ceiling height of 10' 2"

Wood cabinets with sleek European styling, adjustable shelves, under-cabinet lighting and top-of-cabinet display space

Custom cabinetry features include: European self-closing mechanisms; compartmented flatware drawer; wide drawers and cabinets; deep (pan) drawers; trash slide and tall pantry cabinet with adjustable shelves

Slab marble counters with counter-to-cabinet slab marble backsplash

Under-mounted stainless steel double sink with single lever fixture with retractable sprayer head and disposal

Peninsula with slab marble counter, breakfast bar seating and drawers and cabinets below Triple stainless steel pendant lights hang over peninsula

Gaggenau® refrigerator with upper level refrigerator, pull-out bottom freezer drawer and cabinet facade

Gaggenau® gas cooktop with four burners around larger central wok burner, all with easy-clean cast-iron grating

Gaggenau® stainless steel vent / light / fan

Gaggenau® stainless steel microwave

Gaggenau® stainless steel self-cleaning oven with LCD display, precise temperature controls and side-opening glass-faced door

Gaggenau® programmable dishwasher with cabinet façade

Efficient horse-shoe layout of kitchen with wide working space (6' wide floor space between peninsula and cabinets)

Recessed lighting

Wide plank walnut* floor with dark stain

Open to Living Room

LIVING ROOM – 14' 9" X 16' 6"

Ceiling height of 11'

Electric log fireplace with custom fireplace screen and slab stone surround

Wall-mounted flat-screen Samsung® TV is recessed into wall above the fireplace

Curvilinear wall of floor-to-ceiling seamless glass windows with metallic casings and window sills / display shelves

Installed Solarfective® roller shades with manual pull-chains

Recessed lighting

Ceiling-mounted speakers

Ceiling level electric outlets in drapery plenum (accommodates future motorized draperies/shades)

Recessed floor electrics along glass wall

Wide plank walnut* floor with dark stain

Open to Dining Room

DINING ROOM - 11' 2" X 13' 6"

Ceiling height of 11'

Decorative hanging light fixture on dimmer

2727 Kirby – Unit 12C

[GO TO: Floor Plan](#)

Curvilinear wall of floor-to-ceiling seamless glass windows with metallic casings and window sills / display shelves
Installed Solarfective® roller shades with manual pull-chains
Recessed lighting
Ceiling-mounted speakers
Ceiling level electric outlets in drapery plenum (accommodates future motorized draperies / shades)
Recessed floor electrics along glass wall
Wide plank walnut* floor with dark stain
Sliding glass doors lead to covered balcony and terrace
Door to Master Suite

MASTER SUITE

MASTER BEDROOM – 16' x 14'

11' Ceiling Height*
Wall-mounted flat-screen Sony® TV is recessed into wall
Wall of floor-to-ceiling seamless glass windows with metallic casings and window sills / display shelves
Sliding glass door to covered balcony and terrace
Installed motorized Solarfective® “black-out” roller shades with “one-touch” wall plate controls
Recessed lighting
Ceiling-mounted speakers
Casablanca® ceiling fan with light

Recessed reading lamps in ceiling with individual on/off controls via two bedside wall plates
Built-in desk with slab marble top, drawers below and overhead book case with adjustable shelves to ceiling
Wide plank walnut* floor with dark stain

MASTER CLOSET – 14' x 5' 10"

Currently configured with Programme Martin® space-saving organization system which includes: adjustable shelves; double and single hanging bars; ceiling level pull-down bars; pull-out drawers with see-through acrylic faces; belt, tie and accessory hooks and pull-out hanging rods in the end caps
Electric outlets (for iron or steaming station)
Full length dressing mirror mounted on door
Ceiling-mounted light fixtures
Wide plank walnut* floor with dark stain

MASTER BATH

Two under-mounted sinks with polished nickel contemporary fixtures set in slab marble countertop with drawers and cabinets below
Two wood-framed vanity mirrors
Wall-mounted vanity lighting
Oversized shower with marble tile surround with polished river-rock inlaid border, glass enclosure, polished nickel fixtures with wall-mounted shower head as well as wall-mounted hand-shower attachment with

height adjustment and rimless glass shower door
Corner alcove for Toto® Soiree Air Bath jetted tub set in elevated marble enclosure with marble tile surround
Separately enclosed water closet with Toto® NeoRest commode with programmable options that include: sensor operated open/close lid, warm seat, warm water wash and warm air dry
Recessed lighting
Ceiling-mounted speakers
18" x 6" tile floor

FRONT HALL – 13' x 3' 6"

Ceiling height of 10' 2"
Recessed lighting
Wide plank walnut* floor with dark stain
Door to Utility Room
Door to Hall Bath
Door to Bedroom # 2

BEDROOM # 2 – 12' 2" x 13' 10"

11' Ceiling Height*
Wall of floor-to-ceiling seamless glass windows with metallic casings and window sills / display shelves
Installed Solarfective® roller shades with manual pull-chains
Recessed lighting
Wide plank walnut* floor with dark stain
Walk-in closet (4' x 6' 2") with hanging bar with overhead shelf and two shelf towers with adjustable shelves

2727 Kirby – Unit 12C

[GO TO: Floor Plan](#)

HALL BATH / GUEST BATH

Under-mounted sink with polished nickel fixtures and white tap caps set into slab marble counter with drawers and cabinets below
Wall-mounted framed vanity mirror
Wall-mounted vanity lighting
Recessed lighting
Toto® energy efficient low-flow toilet
Shower with 19" x 6" marble tile surround with stone tile mosaic accent wall, polished nickel fixtures, oversized wall-mounted showerhead and rimless glass door
18" x 18" marble tile floor inlaid with diagonally set 2" x 2" contrasting marble tiles

UTILITY ROOM – 7' X 7' 2"

Space for full-sized washer and dryer
Stainless soaking sink with goose-necked single lever fixture is set into counter with drawers and cabinets below
Upper level cabinets (with adjustable shelves) over washer and dryer
Wall-mounted tool hooks
Ceiling-mounted light fixture
Wide plank walnut* floor with dark stain

OUTDOOR LIVING SPACE

Covered balcony terrace with views of Downtown and the Medical Center
Metal railing above a balustrade of transparent panels provides unobstructed city views even when seated
Space for furniture (current owner has a dinette set in this space)
Stainless steel electric grill by Electric Chef® is set into slab granite counter with stainless steel storage lockers below
Wall mounted sconce light
Recessed lighting
Tall (8') privacy screen (to adjacent balcony)
Two planters
Barefoot friendly 20" x 10" stone tile floor
Hose bib
Exterior electric outlets in weather-boxes

OTHER FEATURES

8' solid-core paneled doors, with polished European lever handles, throughout the unit
Semi-private elevator to the Lobby
Luxury materials (slab granite and marble) and wide-plank hardwood floors throughout
Pre-wired for cable and multiple phone lines*
Energy efficient double-paned windows* with installed shades, and black-out shades in Master Bedroom
Rear service hall with service elevator and trash chute
Two covered parking spaces (deeded) in 5 floor garage with 24 hour valet service
Assigned storage unit (deeded)

BUILDING FEATURES

Full staff including 24-Hour Concierge & Daytime Porter
Fully sprinkled for fire safety with pressurized stair wells
Service Elevator
HOA Fee includes: Building & Grounds, Cable TV, Concierge, Insurance Common Area, Onsite Guard; Recreational Facilities; Trash; Water: Sewer; Full Service Valet; 24-Hour Staff
Management onsite
Two Guest Suites

7th Floor – Resident's Outside Space

Junior Olympic sized variable depth heated pool with infinity edge overlooking skyline
Barefoot-friendly pool deck with lounge furniture and covered pavilions bordered by grassy lawn and tall palm trees
Five-cup putting green
Outdoor summer kitchen with stainless steel gas grills built into stone counters overlooking the skyline
Private Park

7th Floor – Fitness / Health Center

Variety of multiple exercise machines and weights
Pilates Studio
Mirrored walls
Soft-surfaced, low-impact flooring
Floor-to-ceiling windows

2727 Kirby – Unit 12C

[GO TO: Floor Plan](#)

Private spa; two massage rooms and men's and women's steam room

7th Floor – Resident's Reception / Entertainment Areas

Aqua Lounge

Furnished reception room (67' x 28') with windows on three sides opening onto the pool deck; built-in 15' granite bar with back-bar and cabinetry; recessed lighting and marble tile flooring

Sunset Lounge

Furnished reception Room (59' x 35') with windows on three sides; three balconies; built-in kitchen; built-in granite bar with back-bar and cabinetry and marble tile flooring

Walk-in climate controlled wine cellar

Catering Kitchen

Men's and Women's Restrooms

Theater Room with conference facilities

Golf simulator, virtual shooting range room

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* = Per Seller

VIEWS OF MEDICAL CENTER (SOUTH)

