

## SAMPLE – High Rise Condo

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*Step off the semi-private elevator to this striking high-rise unit with picturesque views. 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 marble countertops, hardwood floors, mock fireplace with stone surround, and high ceilings. Gaggenau appliances in the kitchen. Master bedroom with built-in desk and bookcase, organized walk-in Programme Martin closet and more. Grill on the balcony!*

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

### RECEPTION FOYER – 14' 2" X 9' 6"

Ceiling height of 9q2+  
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 10q2+  
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 (6qwide 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 11q  
Electric log fireplace with custom fireplace screen and slab stone surround  
Wall-mounted flat-screen Sony Bravia 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 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 11q  
Decorative hanging light fixture on dimmer

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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 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'

11qCeiling Height\*  
Wall-mounted flat-screen Sony Bravia 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  
Ceiling level electric outlets in drapery plenum (accommodates motorized draperies/shades)  
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 marble countertop with drawers and cabinets below  
Two wood-framed vanity mirrors  
Wall-mounted vanity lighting  
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+stone tile floor

#### FRONT HALL – 13' X 3' 6"

Ceiling height of 10q2+  
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"

11qCeiling 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 with hanging bar with overhead shelf and two shelf towers with adjustable shelves

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### HALL 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  
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

Stainless steel electric grill by ~~W~~Electric Chef+is set into slab granite counter with stainless steel storage lockers below  
Wall mounted sconce light  
Recessed lighting  
Tall (8q) 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**

8qsolid-core paneled doors, with polished European lever handles, throughout the unit  
Private elevator to the Lobby  
Pre-wired for cable and multiple phone lines\*  
Energy efficient double-paned windows\*  
Two covered parking spaces  
Assigned storage unit

\* = Per Seller

This floor plan does not calculate, nor purport to represent in any way the total square footage of the property depicted. This is a concept drawing and is not to be confused with, or used as, any sort of property appraisal. While every attempt has been made to ensure the accuracy of this floor plan, measurements are approximate and have been rounded for expediency. The services, systems and appliances shown in the floor plan have not been tested and no guarantee as to their operating ability, efficiency, or if they are indeed included in the sale of the property is implied by this concept drawing. Buyer should independently validate and verify all information visually depicted here.  
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### **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)

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## VIEWS OF MEDICAL CENTER

