

## LIVING AREAS & BEDROOMS

- Historically replicated, new, insulated windows with bronze screens. Double-hung or awning per plan
- Solid core, triple paneled, hardwood entry door with Mortise lockset and viewing lenses
- Single paneled, solid core painted wood interior doors
- Satin Nickel lever door hardware throughout
- 9" high wood base with cove detail
- Painted antique white walls, ceiling and trim
- Crown molding, chair rail and picture rail per plan
- Minimum 11' high ceilings in main living areas
- Hard wired smoke detectors with battery back up
- Ventless gas fireplace with granite hearth and surround per plan
- Carbon Monoxide detectors
- California Closet System
- Pre-wired Cat 5 telephone, high-speed internet and cable TV connections
- Site-finished ¾" hardwood oak floors throughout main level and second level living areas

## KITCHEN

- 42" custom cabinetry with built in ventilation hood and 1-¼" granite countertops
- Stainless steel Wolf microwave oven drawer
- Stainless steel 30" Wolf gas cooktop
- Built-in, self-cleaning stainless steel Wolf electric double oven
- Built-in Wolf warming drawer with cabinet panel
- Stainless steel Sub-Zero bottom freezer refrigerator
- Stainless steel Bosch dishwasher with concealed controls
- Stainless steel Franke double-bowl under mount sink
- Grohe single-lever faucet with integral pull-out sprayer
- In-Sink-Erator ½ horsepower food disposal
- Site finished ¾" hardwood floors
- Recessed can lighting per plan
- Under cabinet puck lighting

## BATHROOMS

- Custom raised vanity cabinets
- ¾" granite or marble vanity tops with Kohler porcelain under mount bowls
- Recessed medicine cabinets and 42" high framed mirrors
- Oversized Kohler airjet tub set in tiled tub deck with Grohe tub filler and hand shower in master bath
- Grohe rainshower showerhead and faucet in master bath
- Clear glass ½" frameless shower doors
- Grohe faucets, shower heads and controls in secondary baths
- Kohler elongated white toilets throughout
- Vented exhaust fans
- Choice of marble floor, wall tile, and shower bases in all bathrooms
- Kohler pedestal sink in powder room

## MECHANICALS & UTILITIES

- 90% energy efficient York gas forced-air furnaces
- 13 SEER efficiency York rooftop air conditioning units
- Individually-controlled programmable Honeywell thermostats
- In-unit washing machines and gas dryers with pedestals
- Carrier Humidifier
- 12" x 12" porcelain tile flooring in laundry rooms
- Fire alarm and sprinkler systems throughout
- Recessed can lights with junction boxes provided per plan

## EXTERIOR & COMMON AREAS

- Passenger elevator
- Lobby with historically restored grand staircase
- Tele-entry intercom system
- Two secure, heated indoor parking spaces
- Extra-large individual storage locker
- Historically-restored terracotta, sandstone and red brick façade
- Lushly landscaped park-like setting
- Fitness center, outdoor lap pool and hospitality suite on site