

Duplex Residence Floors Two and Three

2044 SF / 190 SM
Terrace: 711 SF / 66 SM

2 Bedrooms
2.5 Baths
Private Terrace

Terrace

28'-8" x 24'-1"
8.7m x 7.3m

Custom-cut, open joint,
pedestal mounted pavers
Planters with custom cladding

Powder Room

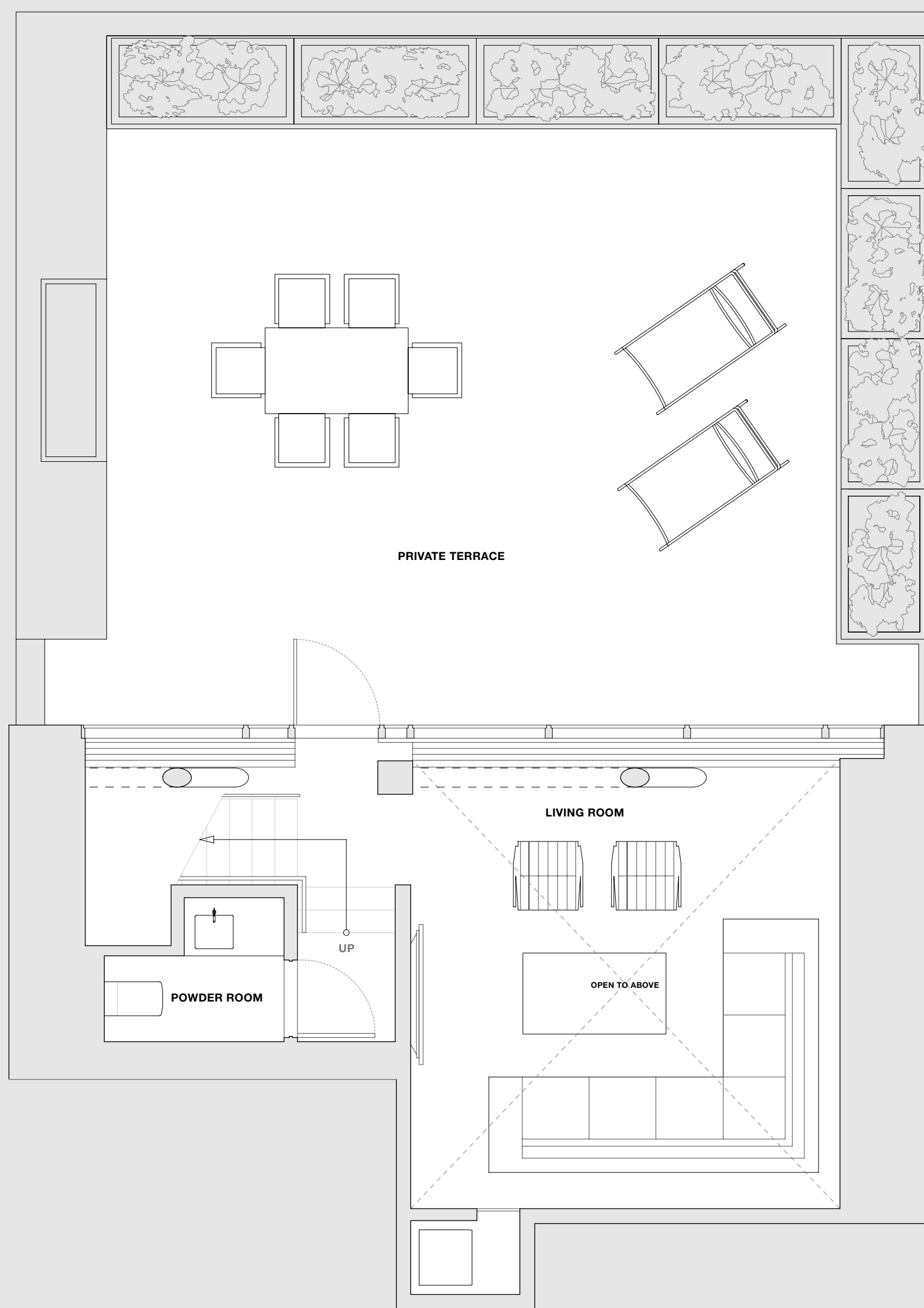
6'-3" x 5'-0"
1.9m x 1.5m

Mutina porcelain tile-clad
walls
Honed-stone floor
Integrated Corian sink and
vanity
Vola chrome faucets with
one-handle mixer
Duravit Caro wall-mounted
toilet

Living Room

15'-0" x 16'-9"
4.5m x 5.1m

17'-4" ceiling height
Oil-finished, custom grey-stained,
rift-cut solid oak flooring
Aprilaire temperature sensor with
remote thermostat



Dining Room

14'-0" x 14'-8"
4.2m x 4.4m

Oil-finished, custom grey-stained,
rift-cut solid oak flooring
Aprilaire temperature sensor with
remote thermostat

Kitchen

12'-0" x 8'-10"
3.6m x 2.4m

Miele 36" natural gas cooktop with
stainless steel knobs
Miele 30" single stainless steel
oven with classic door handle
Miele speed oven
Miele fully integrated dishwasher
Miele 30" refrigerator column
Miele 18" freezer column
Custom-designed and built
Poliform cabinetry with
integrated pulls
Corian countertops
Vola one-handle mixer with double
swivel spout polished
chrome faucet
Separate Vola pull-out hand spray
Blanco stainless steel sink
Gaggenau 36" exhaust visor hood
with metal filter
Stainless steel food waste disposal
Oil-finished, custom grey-stained,
rift-cut solid oak flooring

Bathroom

8'-0" x 5'-5"
2.4m x 1.6m

Stone-clad walls
Honed-stone floors
Duravit vanity with chrome
pop-up drain
Vola chrome faucets with
one-handle mixer
Zuma tub
Vola Thermostatic mixer and
showerhead
Duravit Caro wall-mounted toilet

Second Bedroom

12'-6" x 14'-4"
3.8m x 4.3m

Oil-finished, custom grey-stained,
rift-cut solid oak flooring
Aprilaire temperature sensor with
remote thermostat
Large walk-in-closet

Master Bathroom En Suite

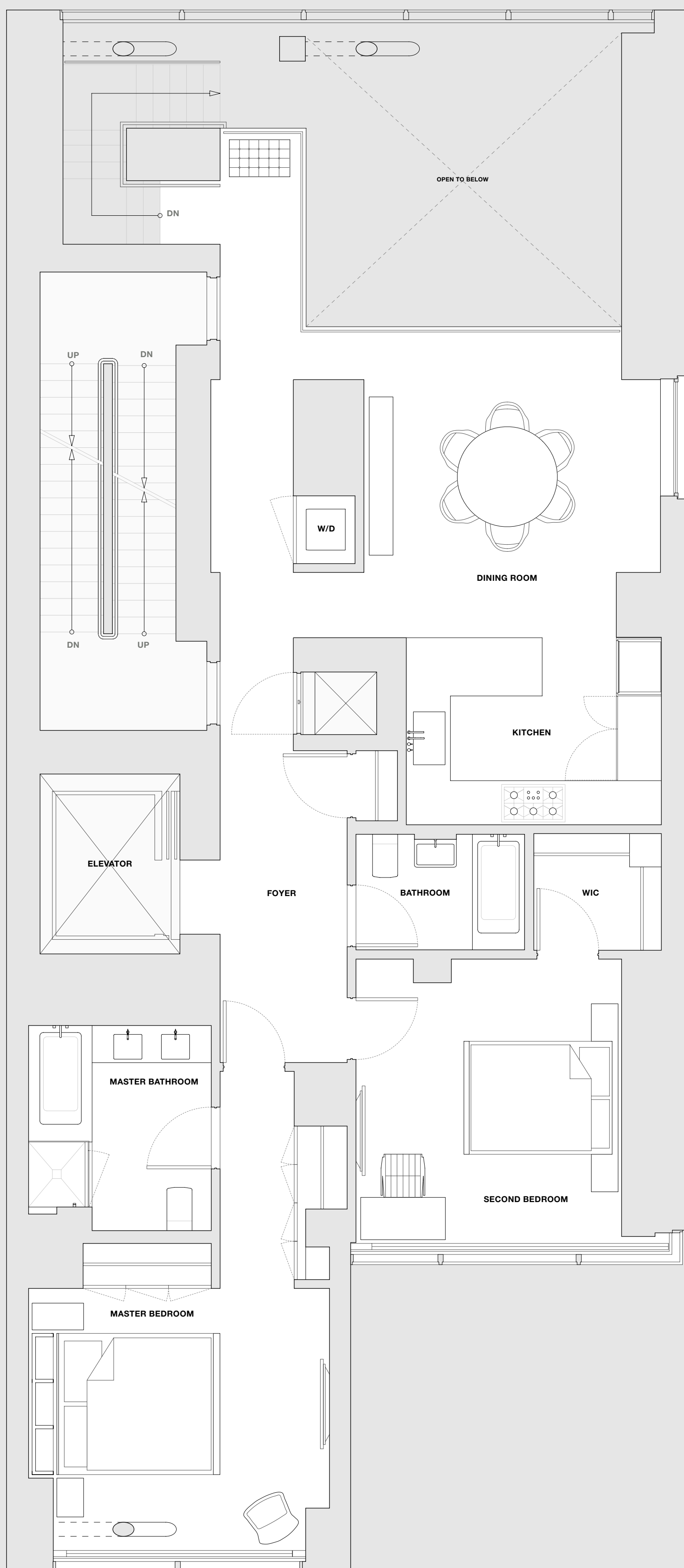
8'-7" x 9'-8"
2.6m x 2.9m

Paonazzo marble slab feature
wall
Honed-stone slab floors
Custom-integrated Corian sink
and vanity
Boffi "Swim" tub
Separate Paonazzo marble-
clad shower with low-iron acid
etched frameless glass
enclosure
Vola chrome faucets with
one-handle mixer
Lefroy Brooks 8" showerhead
with projected arm
Duravit Caro wall-mounted
toilet
Aprilaire temperature sensor
with remote thermostat
Nuheat floor heating system

Master Bedroom

14'-2" x 13'-3"
4.3m x 4.0m

Oil-finished, custom-grey
stained, rift-cut solid
oak flooring
Aprilaire temperature sensor
with remote thermostat



Additional Features

Elevator entry foyer
Miele large capacity washer and dryer
Runtal unit perimeter heating system – the
smallest and most efficient system available
Heat pump system and all ducts
acoustically engineered for noise reduction
Fresh air supply ducted from roof
and east corner
Motorized shades along north/south facade
and east corner
Lutron Verti lighting switches
Double shaft trash chute for
garbage and recyclables
Kitchen hood vented to the exterior
Custom millwork doors
Nanz hardware throughout
Integrated cove lighting fixtures



03
02

STREET LEVEL

SCALE 1/4" = 1'