

Twenty-Third Street at The High Line
New York City

On-Site Sales Tin
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Full-Floor Residence
Floor Seven

2510 SF / 233 SM

3 Bedrooms
3 Baths

Master Bathroom En Suite

11'-7" x 10'-10"
3.5m x 3.3m

Paonazzo marble slab feature wall
Honed-stone slab floors
Integrated Corian sink and vanity
Wet-room with Boffi "Swim" tub and Paonazzo marble slab-clad shower with low-iron frameless glass
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
Floor-to-ceiling glass with operable window and bottom up shade for privacy

Kitchen

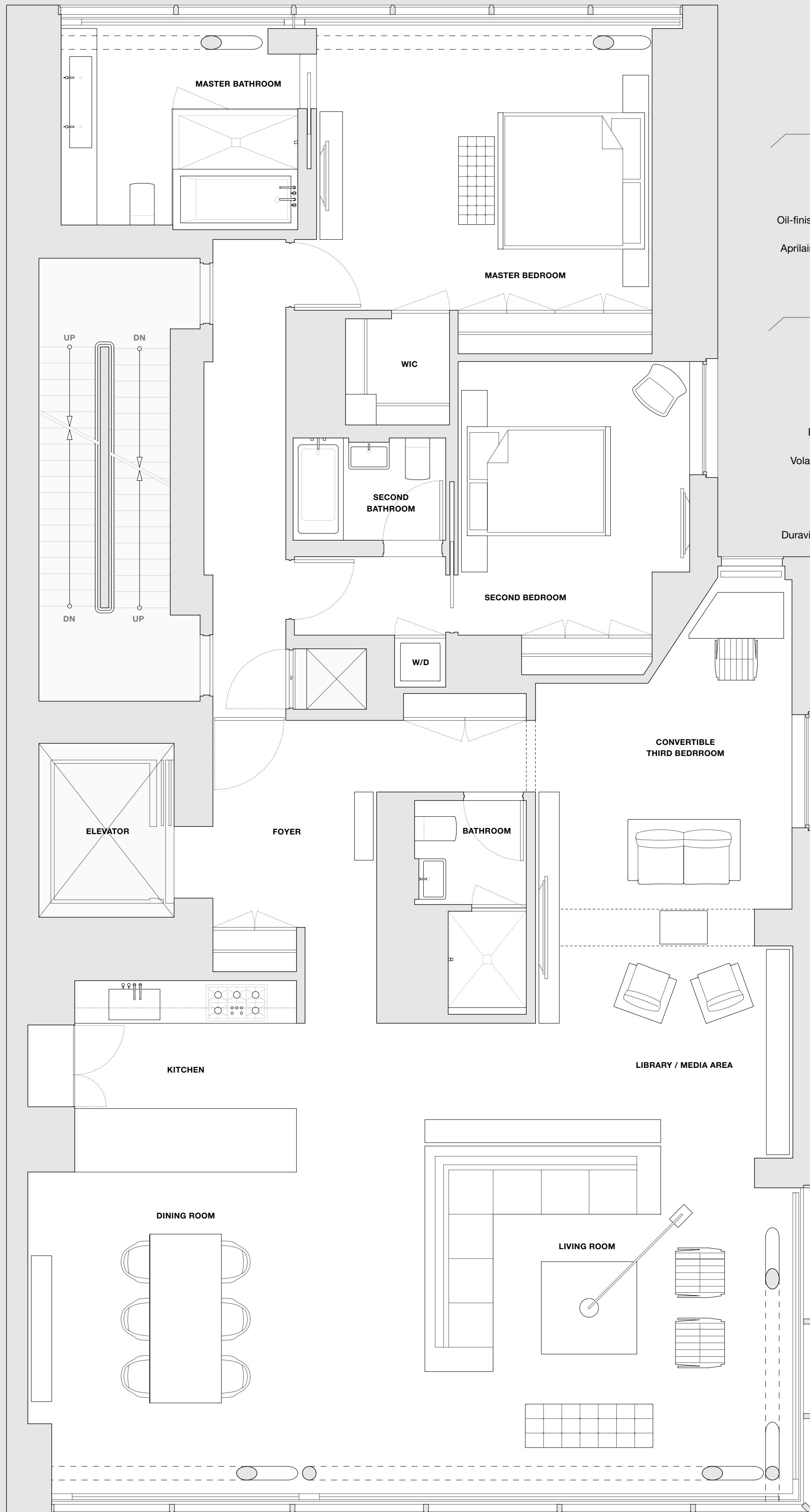
13'-6" x 9'-4"
4.1m x 2.8m

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

Dining Room

17'-0" x 16'-7"
5.1m x 5.0m

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



Master Bedroom

16'-5" x 14'-10"
5.0m x 4.5m

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

Second Bathroom

7'-5" x 5'-0"
2.2m x 1.5m

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

11'-4" x 13'-4"
3.4m x 4.0m

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

Library, Media Area / Convertible Third Bedroom

12'-7" x 16'-7" (22'-8")
3.8m x 5.0m (6.9m)

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

Bathroom

5'-5" x 10'-5"
1.6m x 3.1m

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

Living Room

21'-2" x 23'-11"
6.4m x 7.2m

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

Additional Features

Elevator entry foyer
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
Motorized shades along north/douth and corner east facade
Lutron Vierli lighting switches
Double shaft trash chute for garbage and recyclables
Kitchen hood vented to the exterior
Custom millwork doors
Nanz hardware throughout
Crisunid Crimar marble-laminated glass in foyer
Integrated cove lighting fixtures



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N 0' 5' 15' SCALE 1/4" = 1'

STREET LEVEL