

Twenty-Third Street at The High Line
New York City

On-Site Sales Tin
504 West 24th Street
New York, NY 10011
Phone 212 243 HL23
Fax 212 243 4524

www.HL23.com

Full-Floor Residence
Floor Eight

2510 SF / 233 SM

3 Bedrooms
3 Baths
Library

**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

Second Bathroom

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

- Mutina porcelain tile-clad walls
- Honed-stone floor
- Duravit vanity with chrome pop-up drain
- Vola chrome faucets with one-handle mixer
- Vola Thermostatic mixer showerhead
- Duravit Caro wall-mounted toilet

Bathroom

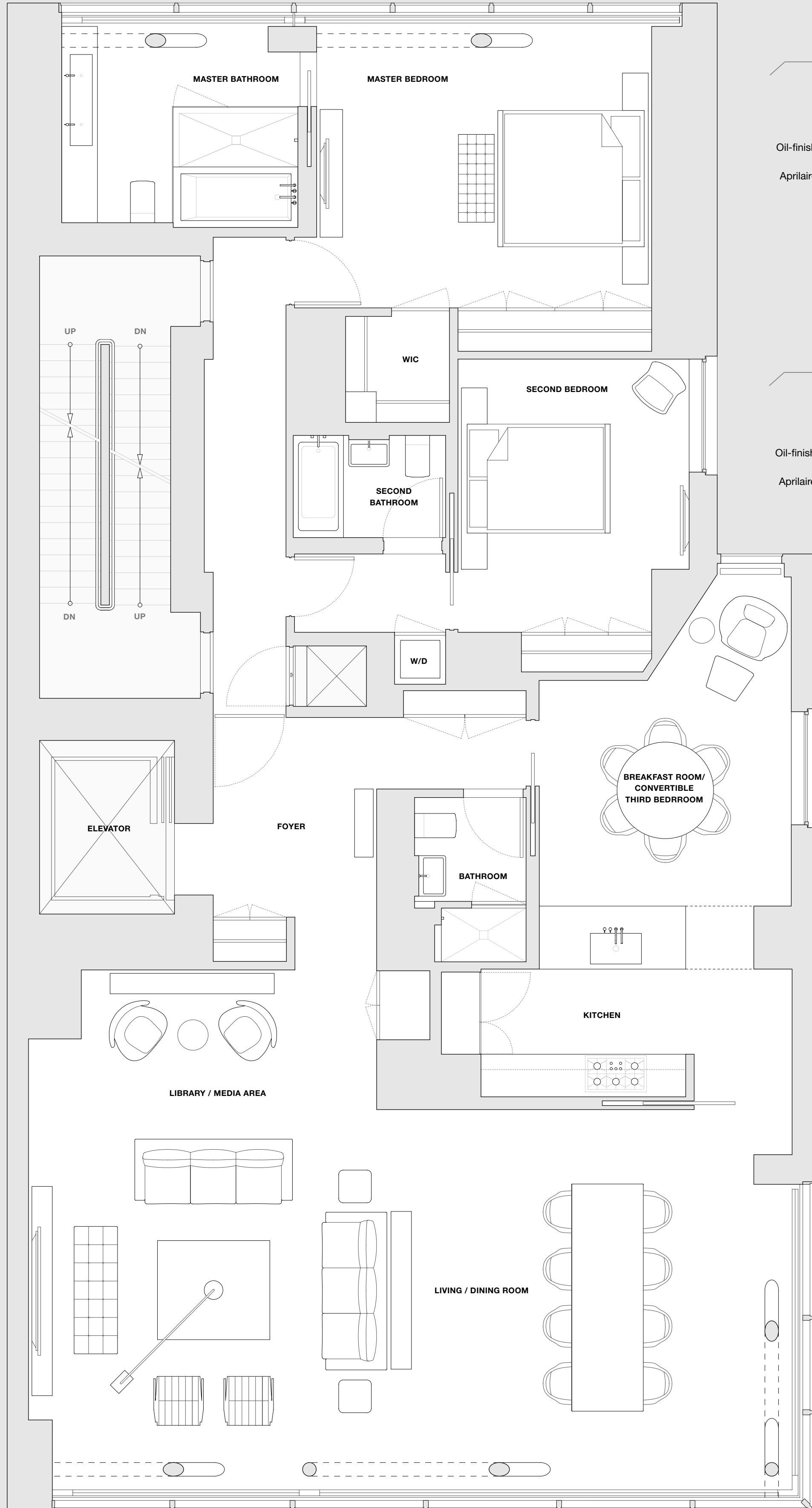
5'-5" x 8'-0"
1.6m x 2.4m

- Honed platinum limestone floor
- Stone-clad walls
- 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

Library / Media Area

17'-0" x 6'-10"
5.1m x 2.0m

- 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 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

**Breakfast Room /
Convertible
Third Bedroom**

12'-4" x 11'-0" (17'-1")
3.7m x 3.3m (5.2m)

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

Kitchen

15'-5" x 9'-4"
4.7m 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

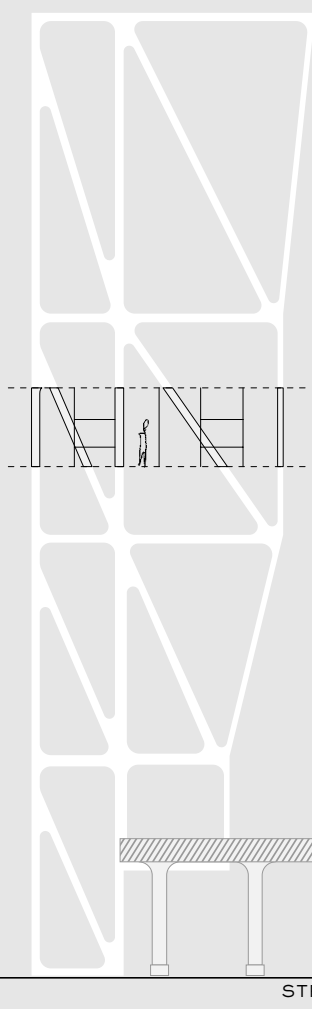
Living / Dining Room

38'-3" x 19'-2"
11.6m x 5.9m

- 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
- Motorized shades along north/douth and corner east facade
- Lutron Verti 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