

Twenty-Third Street at The High Line  
New York City

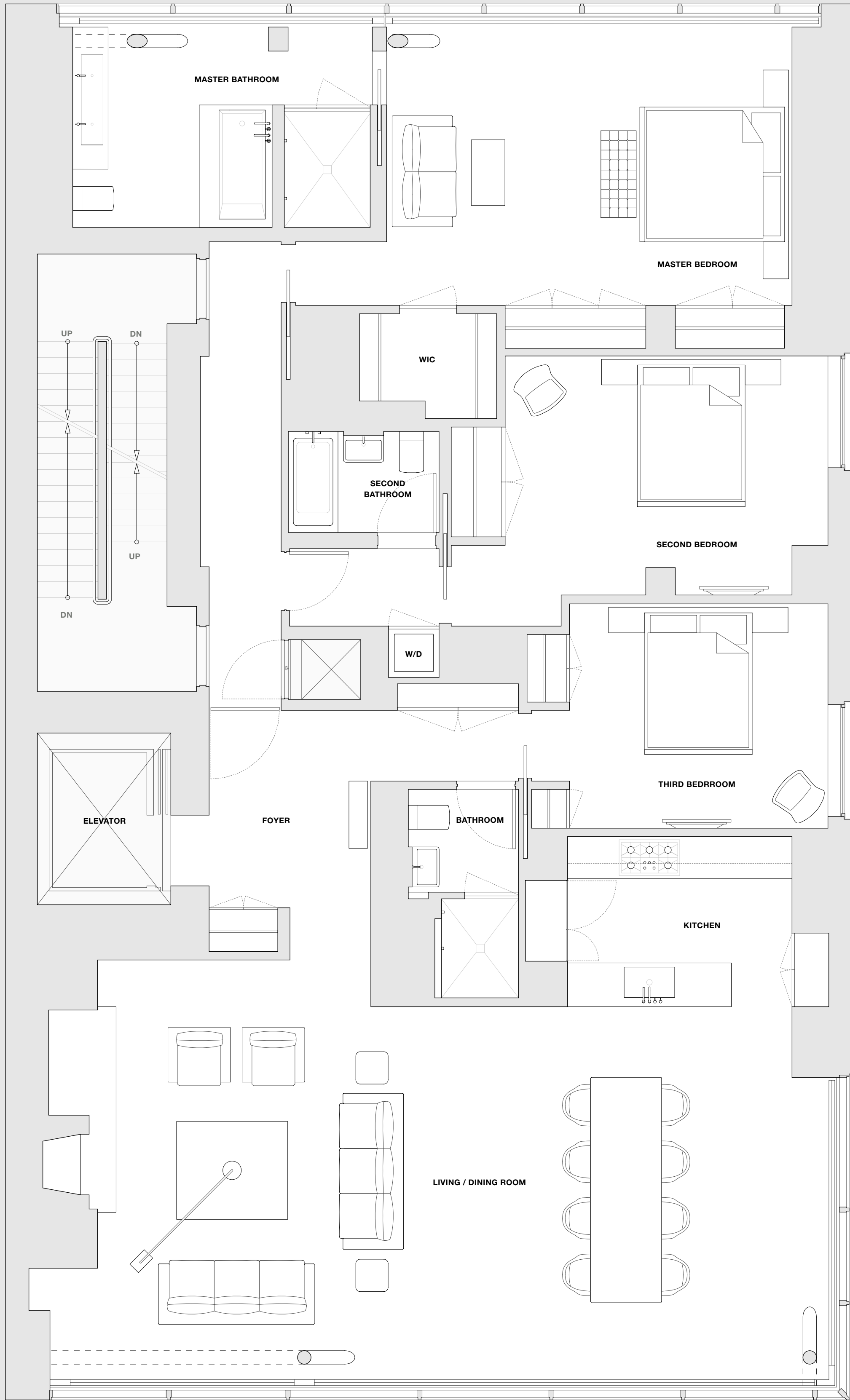
On-Site Sales Tin  
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Full-Floor Residence  
Floor Twelve

2622 SF / 244 SM

3 Bedrooms  
3 Baths



**Master Bathroom En Suite**

14'-10" x 11'-0"  
4.5m 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
- Apriliaire 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

- 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

**Bathroom**

5'-5" x 10'-3"  
1.6m x 3.1m

- 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 and showerhead
- Duravit Caro wall-mounted toilet

**Master Bedroom**

20'-0" x 14'-10"  
6.1m x 4.5m

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

**Second Bedroom**

16'-0" x 11'-10"  
4.8m x 3.6m

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

**Third Bedroom**

12'-9" x 11'-1"  
3.8m x 3.3m

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

**Kitchen**

15'-0" x 8'-5"  
4.5m x 2.5m

- Miele 36" natural gas cook-top 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**

37'-1" x 19'-4"  
11.3m x 5.8m

- Oil-finished, custom grey-stained, rift-cut solid oak flooring
- Apriliaire temperature sensor with remote thermostat
- Wood burning fireplace with custom slate enclosure

**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 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

