



## **A Curated Downtown Residence Design • Craftsmanship • Performance**

### **Whole-Home Enhancements**

- Designer lighting throughout the unit, including chandeliers, pendants, wall sconces, accent, closet, and under-cabinet lighting
- Dual-zone climate control with two Nest smart thermostats
- Professionally serviced and re-balanced HVAC systems for optimal comfort and efficiency
- Ventilation systems professionally cleaned throughout
- Upgraded electrical outlets, switches, and modernized electrical panel
- Whole-home tankless water heater for endless hot water
- Fresh, contemporary interior paint
- Durable Hardie-slab baseboards for a refined architectural finish
- Rich walnut flooring in the office and throughout the entire second level

### **Entry Experience**

- Secure keyless entry with integrated doorbell and security camera
- Custom-designed entry closet with built-in shoe storage, cubbies, hooks, coat rack, and abundant shelving

### **Office / Loft Guest Retreat**

- Custom sliding barn door and warm walnut flooring
- Built-in closet, bookcase, and discreet under-floor storage
- Staircase steps hidden drawer storage
- Statement custom iron loft bed



### **Downstairs Bath & Utility (Fully Remodeled)**

- Custom vanity and all-new fixtures, tile, ventilation vents, shower, and hardware
- Efficient custom laundry and butler cabinet with pull-outs, folding station, drying rack, and storage
- Designer leather-wrapped custom barn door

### **Chef's Kitchen**

- Custom cabinetry with integrated lighting and premium hardware
- Statement tile backsplash and butcher block countertops with farmhouse sink
- High-performance appliance suite including Café induction range with double oven, Haier French-door refrigerator, oversized built-in convection oven/microwave, triple-rack stainless dishwasher, and European floating ductless vent hood
- Floating oak display shelving and under-cabinet lighting with integrated outlets
- Filtered Insta-hot and drinking water at sink. New garbage disposal.
- Custom 8-foot pantry door with built-in cubbies and storage bins
- Cast-iron baker's wall rack and walnut magnetic knife holder
- Modern touch-sensitive lighting controls

### **Living Room**

- Dramatic new custom 15-foot window blind system
- Architectural wood wall enclosure creating privacy for the lofted primary suite with a 72-inch overlook window
- LED backlit exposed aged brick feature wall
- Freshly painted staircase enhancing visual flow



### **Second-Level Loft & Reading Gallery**

- Custom engineered iron railing system for catwalk and elevated reading lounge
- Oak and walnut flooring paired with built-in shelving
- Built-in bookcase with marble countertop at the second-floor landing
- Remote-controlled blinds for effortless light control

### **Primary Suite, Spa Bath & Closets (Fully Remodeled)**

- Spa-inspired bath with walk-in shower, freestanding slipper tub, and new toilet
- Floating custom vanity topped with marble
- Heated towel rack and touch-activated LED mirror
- Layered lighting including chandeliers and ambient overhead fixtures
- Integrated TV niche with power connection
- Live-edge oak display shelving
- Floor-to-ceiling tiled statement wall
- Custom walnut flooring on the second level
- Custom walk-in closet with cabinetry, marble surfaces, and jewelry storage
- Built-in armoire with soft-close drawers and integrated LED lighting