



RESIDENCE FEATURES & SPECIFICATIONS

RENOVATION • FINISHES • TECHNOLOGY • RESIDENCE DETAILS

A complete 2022 renovation from shell condition, thoughtfully executed with custom architectural details, Italian finishes, integrated technology and bespoke millwork throughout.

RENOVATION & ARCHITECTURE

- **Complete renovation completed in 2022**; the residence was originally delivered in shell condition.
- Project managed by **Moino/Fernandez Architects Inc. - Marcelo A. Moino**.
- Permits were obtained; plans and permits are available.
- All walls and ceilings were finished. Most walls feature wallpaper, with additional wood and stone treatments.
- Columns are clad in wood.
- Electrical work was incorporated into the renovation, including recessed architectural lighting.

FLOORING, CEILINGS & LIGHTING

- **Italian 60 x 60 ceramic flooring** throughout the main residence, including the primary bedroom and bathroom.
- Secondary bathrooms feature distinct ceramic finishes.
- Fully recessed LED lighting with intelligent controls.
- **Savant-controlled lighting** operated from phone or computer, with control of color, intensity, schedules and programmed settings.

TECHNOLOGY, WINDOWS & WINDOW TREATMENTS

- Electric window shades throughout, with custom blackout shades in the bedrooms.
- Impact-resistant windows and glass doors, original to the building.
- Existing integrated speakers.
- Security camera located at the private elevator entrance.
- Private elevator door operation is integrated with the Savant application.
- Custom shades and blackouts are included with the residence.

CUSTOM DOORS & MILLWORK

- Custom-made solid-wood interior doors with floor-to-ceiling proportions.
- Flush doors integrated with the wall finishes.
- Bespoke millwork throughout, including TV cabinetry, bar and kitchen cabinetry.
- All custom built-in furniture is included.



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CUSTOM INTERIORS • TECHNOLOGY • KITCHEN

KITCHEN

- **Custom kitchen fabricated in Italy**, finished in dark gray with floor-to-ceiling cabinetry.
- Electrically operated cabinet doors, interior organizers and integrated/paneled appliances.
- Refrigerator concealed behind matching cabinetry panels.
- Quartzite countertops with full-height matching quartzite backsplash and side panels extending to the floor.
- **Appliances:** Sub-Zero refrigerator with integrated ice maker; Wolf induction cooktop, ovens and hood; ASKO dishwasher; U-Line wine cooler.
- Italian faucet, Ecoverse system and instant hot-water system.

PRIMARY SUITE & CLOSETS

- Italian 60 x 60 ceramic flooring continues into the primary suite and bathroom.
- Wallpaper wall treatments and custom TV cabinetry.
- Custom floor-to-ceiling closets with drawers, glass-front doors and integrated intelligent lighting.
- Glass door separates the bedroom from the closet and bathroom areas.
- Savant-controlled lighting and custom blackout window treatments.

PRIMARY BATHROOM

- Ceramic flooring; walls clad in quartz, with ceramic finishes throughout the shower.
- Custom vanity with made-to-measure Silestone countertop and integrated faucets.
- Kohler faucets and shower fixtures.
- **TOTO electric toilet with remote control.**
- Rain shower, bathtub, floor-to-ceiling shower glass and integrated niche.

SECONDARY BEDROOMS & BATHROOMS

- Secondary bedrooms feature matching ceramic flooring, custom closets, wallpaper, intelligent lighting and remote-controlled blackout shades.
- Secondary bathrooms feature ceramic flooring, custom Silestone counters with integrated faucets, TOTO toilets and Kohler fixtures.
- Showers, illuminated mirrors and wallpaper wall treatments.

LAUNDRY, HVAC & INFRASTRUCTURE

- Full-size washer and dryer with custom cabinetry.
- Two 5-ton Trane air-conditioning units 201 original to the residence, with annual servicing.
- Plumbing and electrical systems were included within the 2022 renovation scope.
 - Electric grill, faucet, water connection, electrical service and refrigerator.

PRIVATE ENTRY & BUILDING ACCESS

- Private elevator opens directly into the residence.
- Separate service-corridor entrance.
- Remodeled elevator foyer with wood-clad walls and a solid-glass door.
- Elevator access uses a floor-specific FOB.

PARKING

- **Four parking spaces:** #01, #02 and #15 on the first level, plus #64 on the third level.
- Spaces #01 and #02 are side-by-side.
- EV-charger installation/infrastructure remains; the charger itself is excluded.
- Valet and visitor parking are available.

EXCLUSIONS

Living room ceiling light fixture and EV charger (charging unit only; electrical installation and connection remain).

Information provided by the owner and presented for marketing purposes. Features, brands and inclusions should be independently verified where material to a purchase decision.

