

## FEATURES

- ~ 10' ceiling heights on the first floor; ~ 9' floor to ceiling heights on all other levels, including the lower level
- 5" wide white oak floors in espresso stain on main and upper levels
- Two dual-zone HVAC systems with NEST™ programmable thermostats
- Recessed lighting throughout and switched outlets in bedrooms
- lyriQ™ distributed built-in speaker system with four location wall controls
- Alarm system
- Stackable, front-loading washer / dryer on bedroom level
- Bonus lower level living or media room, plus guest suite with rough-ins for small kitchenette and additional washer / dryer closet.

## LIVING & DINING ROOM

- Spacious open floor plan
- Gas fireplace with custom mantel and wall sconces
- Dropped tray ceiling with chandelier over dining area
- Custom mouldings and paneling

## KITCHEN

- 36" Liebherr™ integrated stainless steel refrigerator
- 36" Viking™ gas range
- 30" Sharp™ built-in microwave drawer
- Bosch™ dishwasher
- Custom painted maple cabinetry with soft-close, full extension, dovetail drawers; soft-close doors; and under-cabinet lighting
- Honed black granite counters and tile mosaic backsplash
- Grohe™ kitchen faucet with pull-out spray
- 32" under mount stainless steel sink
- Adjacent breakfast room

## BATH

- Master marble tile and vanity tops
- Master custom millwork vanities with dual Kohler™ under mount sinks
- Master faucets, bath and shower fixtures by Waterworks™
- Kohler™ soaking tub
- Walk-in shower with frameless glass door
- Separate water closets with Toto™ dual-flush toilets
- Custom mirrors and pendant lighting over vanities
- Powder room with wall mounted Duravit™ sink and pocket door

## THIRD FLOOR DEN

- Wet bar with custom paneled under counter refrigerator
- French doors open onto adjacent 150 sq.ft.\*\* terrace

## ROOF TERRACE

- 400 sq.ft.\*\* private roof terrace with stunning Capitol views
- Gas and plumbing hook-ups for outdoor kitchen
- Exterior speakers connected to lyriQ™ audio system

\*\* Information deemed reliable but not guaranteed. are approximate.