



# FEATURE SHEET

## NEIGHBORHOOD FEATURES

- CLOSE ACCESS TO RIVERFRONT WALKING AND CYCLING PATH
- STEPS FROM EVERYDAY URBAN ESSENTIALS AND AMENITIES
- CLOSE PROXIMITY TO LAWRENCEVILLE AND DOWNTOWN CORE
- NEARBY MARKET, RESTAURANTS, ENTERTAINMENT, YOGA, COFFEE, ART, AND TRANSIT

## BUILDING FEATURES

- CONTEMPORARY ARCHITECTURE COMPLEMENTED BY CONTRASTING BLACK AND WHITE FAÇADE
- GENEROUS ROOFTOP AMENITY SPACE, INCLUDING AN EXPANSIVE OUTDOOR TERRACE, WITH A BBQ AREA, SEATING, AN OUTDOOR CINEMA, GREEN ROOF FEATURES AND LANDSCAPING
- THOUGHTFULLY DESIGNED COMMON LOUNGE WITH APPLE TV AND WIFI
- SECURED BIKE STORAGE
- SECURE MAIL AND PARCEL ROOM
- ENCLOSED AND SECURE HEATED GARAGE
- CONTEMPORARY-MODERN LOBBY WITH OPEN SEATING
- GROUND FLOOR CURATED RETAIL SPACE

## WELCOME HOME

- UNIQUE AND SOPHISTICATED 5-STORY BUILDING DESIGNED BY INDOVINA ASSOCIATES ARCHITECTS
- SUSTAINABLY DESIGNED
- GENEROUS BALCONIES ADJOINING ALL CONDOS FOR ENJOYING THE SUN AND VIEWS
- SECOND STORY RESIDENCES FEATURE PRIVATE TERRACES SEAMLESSLY CONNECTING INDOOR AND OUTDOOR LIVING: PERFECT FOR OUTDOOR ENTERTAINING
- YEAR-ROUND COMFORT WITH IN-SUITE CONTROLLED ENERGY-EFFICIENT AIR CONDITIONING & HEATING
- WIFI-ENABLED NEST THERMOSTAT OFFERS OPTIMAL COMFORT YEAR-ROUND
- REMOTE NEST SUITE ENTRY DOOR LOCKS
- THERMAL EFFICIENT WINDOW SYSTEM
- ELEVATED LIVING WITH FLOOR TO CEILING WINDOWS
- EXPANSIVE TEN-FOOT CEILINGS HEIGHTS IN PRIMARY LIVING SPACES

## REFINED FINISHES

- INTERIORS DEFINED BY SOPHISTICATED SIMPLICITY, WITH LUXURIOUS DESIGN FEATURES AND CAREFUL ATTENTION COMBINED TO CREATE A COHESIVE AND ELEGANT LIVING ENVIRONMENT
- CHOICE OF TWO DESIGNER COLOR PALETTES: SCHEME A (LIGHT), SCHEME B (DARK), AND THREE OPTIONS FOR KITCHEN FAUCET FINISHES; CHROME, MATTE BLACK OR CHAMPAGNE BRONZE
- PREMIUM WIDE PLANK, MOHAWK BOARDWALK COLLECTIVE FLOORING WITH RESILIENT BRUSHED FINISH, EXTENDS CONTINUITY THROUGHOUT ENTRY, CLOSETS, KITCHEN, BEDROOMS AND LIVING AND DINING AREAS (25 YR MATERIAL WARRANTY)
- QUARTZ BACKSPLASHES AND COUNTERTOPS
- VENTLESS WASHER AND DRYER CONNECTIONS
- FLAT-PAINTED CEILINGS WITH RECESSED POT LIGHTING IN ENTRY, KITCHEN, BATHROOMS AND CORRIDORS
- ELECTRICAL OUTLETS WITH BUILT-IN USB PORT IN BEDROOMS
- CONTEMPORARY FLAT PROFILE PAINTED BASEBOARDS AND DOOR CASINGS
- OVERSIZED 7' INTERIOR DOORS WITH PREMIUM SATIN NICKEL DOOR HARDWARE
- CLOSETS INCLUDE WIRE SHELVING AND HANGING ROD

## EUROPEAN-INSPIRED KITCHENS

- PREMIUM APPLIANCES, SUPERIOR FINISHES AND THOUGHTFUL DESIGN CREATE THE PERFECT BACKDROP FOR EASY ENTERTAINING AND CULINARY ADVENTURES
- PREMIUM APPLIANCE PACKAGE:
  - BLOMBERG 30" 16.4 CU.FT. PANEL-STYLE INTEGRATED FRIDGE AND FREEZER WITH SOFT-CLOSE MECHANISMS, AUTOMATIC ICEMAKER, WATER DISPENSER, AND BUILT-IN IONFRESH TECHNOLOGY ELIMINATING AIRBORNE BACTERIA AND ODOR-FORMING MOLECULES -ENERGY STAR RATING
  - BLOMBERG 30" ELECTRIC RANGE WITH A SMOOTH TOP AND 4 BURNERS, 5.7 CU-FT CONVECTION OVEN WITH SELF-CLEAN AND DIGITAL LED MULTIFUNCTION
  - 30" STAINLESS STEEL BUILT-IN EXTRACTOR HOOD FAN
  - GE 22" MICROWAVE
  - BLOMBERG 24" PANEL-STYLE INTEGRATED DISHWASHER WITH 5 WASH CYCLES
- ENERGY STAR RATING
- SLEEK QUARTZ COUNTERTOPS WITH BREAKFAST BAR OVERHANG AT KITCHEN ISLANDS
- FULL HEIGHT QUARTZ BACKSPLASH
- EUROPEAN-INSPIRED CUSTOM FLAT PANEL MILLWORK CABINETS FEATURING 3/4" THICK GABLES, ISLAND BAR BACKS AND OPEN UNDER COUNTER MICROWAVE SHELVING
- MODERN SQUARE-EDGED CABINETS AND DRAWERS WITH SOFT-CLOSE TECHNOLOGY,
- DOUBLE-BOWL UNDER-MOUNTED STAINLESS STEEL SINK WITH IN-SINK WASTE DISPOSAL\*
- DELTA TRINSIC FAUCET WITH PULL-DOWN SPRAY HEAD, CHOICE OF THREE FINISHES; CHROME, MATTE BLACK AND CHAMPAGNE BRONZE

## SPA-LIKE BATHROOMS

- SPA-LIKE BATHROOMS FEATURE ELEGANT TOUCHES AND HIGH-END FITTINGS THAT MAXIMIZE COMFORT AND CREATE A RELAXING RETREAT
- CUSTOM VANITIES WITH QUARTZ COUNTERTOPS AND UNDER-MOUNT RECTANGULAR CERAMIC WASH BASIN(S)
- OVERSIZED CEILING HEIGHT VANITY MIRRORS
- LARGE - 12"X 24" - PORCELAIN BATHROOM FLOOR TILE
- VERTICALLY STACKED - 4" X 16"- PORCELAIN WALL TILE
- DELTA TRINSIC CHROME FIXTURES & FAUCETS IN ALL BATHROOMS COMPLEMENT THE SERENE SPACE
- DUAL-FLUSH ELONGATED AMERICAN STANDARD TOILETS
- LUXURIOUS SOAKER BATHTUB WITH TILED FRONT APRON PROVIDES SLEEK MODERN DESIGN AND A GREAT PLACE TO RELAX
- SPACIOUS ENSUITES WITH WALK-IN SHOWERS, FRAMELESS GLASS PANEL AND TILED SHOWER NICHE FOR CONVENIENT STORAGE

## SAFETY AND SECURITY

- ELECTRONIC KEY-FOB CONTROLLED ACCESS AT MAIN BUILDING ENTRY POINTS
- SECURED GARAGE WITH OVERHEAD ENTRY GATE, AMPLE LIGHTING AND SECURITY CAMERA
- SOLID CORE 8' SUITE ENTRY DOOR WITH NEST ENTRY LOCK SET AND PEEPHOLE
- STATE-OF-THE-ART FIRE PROTECTION INCLUDING SPRINKLERS AND SMOKE DETECTORS IN EVERY SUITE
- SECURED BIKE LOCKS IN PARKADE

\* SINGLE KITCHEN SINK BOWL FOR UNITS 403 & 405

The above listed options are subject to change. All above finish options, furnishings, appliances, and other detailed matters, are abstract only and are not necessarily included in each unit, or if included, included as described. The developer reserves the right without notice to make modifications to floorplans, project design, features, finish options, materials and specifications to maintain the high standard of this development. The developer may also make such further modifications as are permitted by the seller disclosure statement and the contract of purchase and sale between the purchaser and developer. E & O.E