



## 209 FORT YORK BLVD, SUITE 1471

### FEATURES AND UPGRADES

#### MAIN LIVING AREA

24"x 48" porcelain Italian tile flooring

Kuzco lighting throughout

All Italian high-end faucetry

Birdseye maple in bar upper cabinets

Quartz countertop and surrounds in bar

Integrated lighting in bar, closets, counters etc.

Integrated power in cabinetry for printers, stereos etc.

Walnut veneer doors, door jambs and door trim

Front hall closet and bar upper cabinet doors are coplanar doors by Salice (Italian). They pop out and slide over each other and soft close completely flush

Stainless steel bar door and stereo cabinet doors

All drawers tip-on with soft close (Austrian hardware)

All hinges soft close (Italian)

#### KITCHEN

All Miele appliances: built-in fridge and dishwasher, microwave, oven, induction stovetop, and exhaust fan

Quartz countertop and surrounds

All cabinetry by Irpinia Kitchens: walnut veneers and solid walnut doors

## KITCHEN (cont.)

Integrated waste disposals, boot racks, utensils dividers and cutting boards

Integrated Franke water boiler for instant hot water

Integrated water filter with separate spout

Miele wine fridge

## MASTER BEDROOM

Hickory hardwood flooring

Birdseye maple in accent wall behind bed (also backlit)

Dimplex Opti-Myst fireplace in window between master and master ensuite

## MASTER BATH

Natural stone, real leathered marble

WiFi-connected heated flooring

Toilet is top of the line with full bidet etc.

16" rain shower

## 2nd BEDROOM

Hickory hardwood flooring

Murphey bed with integrated wireless cell chargers

## 2nd BATH

Back-lit quartz on a Bain Ultra Origami bathtub (heated backrest, bubbles, aromatherapy etc.)

Sink formed from single piece of marble

WiFi-connected heated flooring

Quartz countertop and surrounds