

## DUPLEX TOWNHOME LEVEL 2

### UNIT SQ FT

#### CONDITIONED SPACE

Level 1 .....	4490 sf
Level 2 .....	3075 sf

#### TERRACE

Level 1 .....	960 sf
Level 2 .....	90 sf

**TOTAL: 8615 sf**

### FEATURES

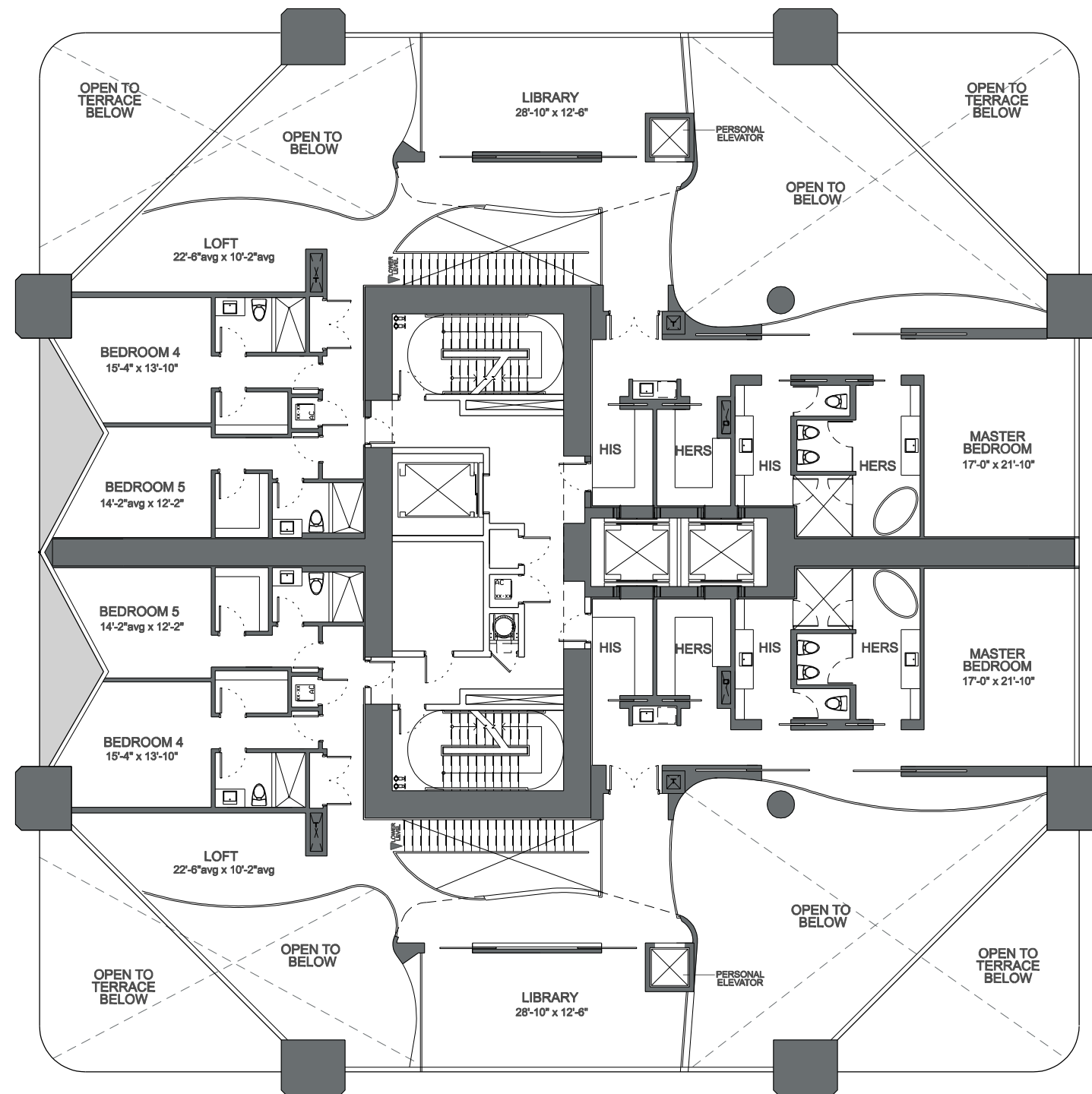
- Ceiling Heights to 10' throughout most areas and to 20' in Living & Family Room
- Finished Flooring through-out residence and terraces
- Interior Lighting by Kreon with controls and automation integration by Crestron
- Custom Built in Closets throughout
- Custom Kitchens by Gatto with Appliances by Gaggenau and Sub-Zero
- Midnight Kitchen in Master Suite
- Wet Bar with built-in wine cooler in Living Area
- Plumbing Fixtures by Duravit, Dornbracht & Kohler
- 8' high solid core Designer Doors and Hardware
- Linear Style AC diffusers throughout
- Superior performance floor to ceiling window-wall thermal glazing

### DISCLAIMER

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components).

Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate, and all floor plans and development plans are subject to change.

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