

**RESIDENCE FEATURES:****Kitchens**

- Stainless appliances
- Refrigerator
- Gas range
- Dishwasher
- Microwaves
- Disposals
- High grade wood cabinetry
- Granite countertops
- Under mount stainless sinks
- Upgraded faucets
- Contemporary lighting
- Custom tile flooring

**Living Areas and Bedrooms**

- 8.5' ceilings
- Solid core interior passage doors with contemporary hardware
- Exquisite millwork, including crown molding
- Remote controlled, vent-less gas fireplaces with hearths and mantels
- Luxury hardwood flooring and upgraded carpeting

**Bathrooms**

- Walk-in seated showers in 2 & 3 bedroom units
- Jetted tubs
- European ceramic tile surrounding tubs and showers
- Premium wood vanities with granite countertops and under mount sinks
- Upgraded plumbing ensembles

**BUILDING FEATURES:****Mechanicals**

- Radiant heated floors
- Individually controlled high efficiency heating and cooling units
- Forced air system
- Fully-sprinkled automated fire protection system
- Smoke detection system
- All units individually pre-wired for telephone, cable television, and data
- Advanced intercom entry system with closed circuit television

**Exterior**

- Spacious and panoramic terraces
- Contemporary lobby, flooded with natural light. Appointed with designer wall panels, oversized crown molding, recessed lighting, elegant contemporary chandeliers, and porcelain tiles
- Attractively landscaped front entry with oversized stamped-concrete walkway
- Perimeter ornamental fencing

**Additional Amenities**

- Stainless steel elevator with recessed lighting
- Individual remote access parking garages
- Parking is \$26,000
  - 15 underground spaces
  - 5 individually garaged ground level spaces
- Individual storage space assigned to each unit
- In-unit washer & dryer hook-up

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Phenix Sun, LLC has a policy of continuous improvement in design and construction requiring that all specifications, equipment, dimensions and prices are subject to change without notice. Any square footage noted is approximate. The actual sale price for a unit shall only be determined upon execution of a real estate contract executed by both the purchaser and developer.