

“This penthouse suite embodies contemporary elegance, blending modern, clean lines with classic architectural elements to create an ambiance that radiates urban chic.

The entryway evokes a timeless yet modern New York aesthetic. Meanwhile, the kitchen features breathtaking city vistas. It is enhanced with marble-inspired Dekton countertops, state-of-the-art appliances, and warm-toned white oak cabinetry, seamlessly merging elegance with functionality.

Dedicated areas for an upcoming bar and a library/entertainment unit emphasize the design’s focus on providing luxurious urban living for discerning buyers.”



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# PENTHOUSE



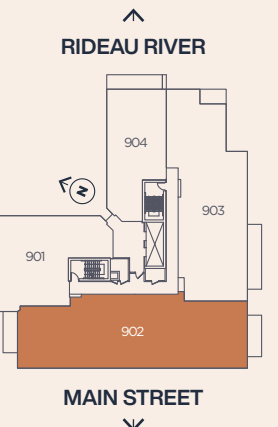
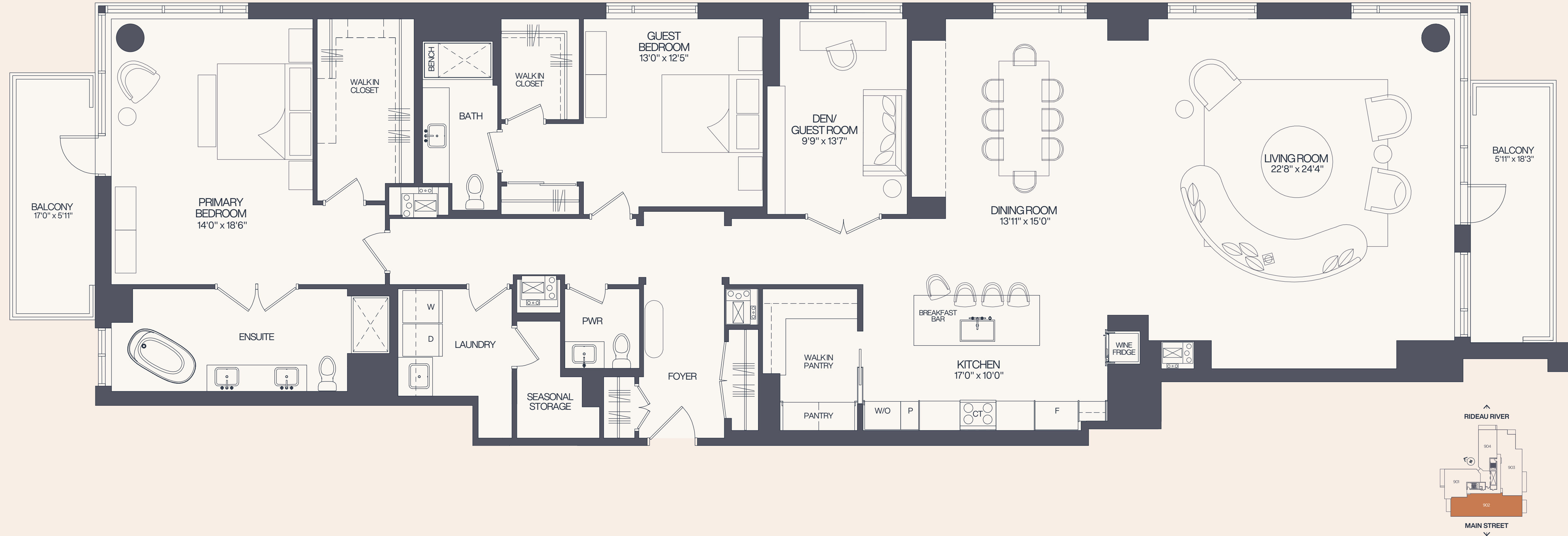
PENTHOUSE | 902

2,880 SF.  
EXT. 206 SF.

2 BEDROOMS + DEN | 2.5 BATHROOMS

“This penthouse suite embodies contemporary elegance, blending modern, clean lines with classic architectural elements to create an ambiance that radiates urban chic.”

- TANNER VINE INTERIORS



Materials, specifications and floor plans are subject to availability, substitution and modification without notice. All renderings are artist's concept. All floor plans have approximate dimensions. Actual usable floor space may vary from stated floor plan. Windows, doors and balcony size and location may vary. Balcony/Terrace, as applicable. \*Renderings were completed prior to framing the penthouse suites and as such the showers layout have changed, see agent for details. All dimensions are subject to normal construction variances. Some features may vary by suite design. Furniture not included. E. & O.E.





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Artist's concept. E. & O. E.



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# 902

## FEATURES & FINISHES

DESIGNED BY RYAN DESIGN INTERNATIONAL

## CABINETRY & COUNTERTOP

### KITCHEN

**Hinges:** Soft Closing  
**Doors:** White Oak  
**Handles:** Emtek Jasper Satin Brass  
**Countertop:** Dekton Entzo 3/4"

### PANTRY

**Hinges:** Soft Closing  
**Doors:** MDF Slab/Calo  
**Handles:** Clarence T-Knob Honey Bronze  
**Countertop:** Caesarstone  
Cosmopolitan White 1 1/4"

### MAIN BATHROOM/LAUNDRY

**Hinges:** Soft Closing  
**Doors:** MDF Slab/Calo  
**Knobs:** Cranford Knob Polished Chrome  
**Countertop:** Caesarstone  
Cosmopolitan 1 1/4"  
**Backsplash:** Caesarstone  
Cosmopolitan 3/4"

### ENSUITE

**Hinges:** Soft Closing  
**Doors:** White Oak  
**Handles:** Holden Honey Bronze  
**Countertop:** Caesarstone  
Cosmopolitan 1 1/4"  
**Backsplash:** Caesarstone  
Cosmopolitan 3/4"

### POWDER ROOM

**Hinges:** Soft Closing  
**Doors:** White Oak  
**T-Knob:** Clarence T-Knob Honey Bronze  
**Countertop:** Caesarstone  
Cosmopolitan 1 1/4"  
**Backsplash:** Caesarstone  
Cosmopolitan 3/4"

## APPLIANCES

**Cooktop:** Thermador  
Finish: Titanium

**Refrigerator:** Thermador  
Finish: Panel Ready

**Wine Cooler:** Zephyr  
Finish: Stainless Steel

**Dishwasher:** Bosch  
Finish: Panel Ready

**Hood Fan Insert:** Faber  
Finish: Stainless Steel

**Combination Wall Oven:** Bosch  
Finish: Stainless Steel & Black

**Washer/Dryer:** LG  
Finish: Graphite Steel

## PLUMBING

### KITCHEN

**Main Sink:** Blanco Diamond U  
Super Single Undermount  
Finish: Silgranit White

**Faucet:** Brizo Tulham  
Finish: Luxe Gold

### POWDER ROOM

**Sink:** American Standard Studio  
Finish: White

**Faucet:** Brizo Invari  
Finish: Luxe Gold

### MAIN BATHROOM

**Sink:** American Standard Studio  
Finish: White

**Shower:** Delta Kayra Monito  
17 Series  
Finish: Chrome

**Faucet:** Delta Faryn  
Finish: Chrome

### ENSUITE

**Sinks:** American Standard Studio  
Finish: White

**Shower Kit:** Delta Round Series  
Finish: Champagne Bronze

**Faucet:** Brizo Invari  
Finish: Luxe Gold

**White Free-Standing Tub With  
Tub Filler in Luxe Gold**

## TILE

**Foyer:** Byron/Intarsio  
Size: 12"X12"

**Powder Room:** Byron/Intarsio  
Size: 12"X12"

**Kitchen Backsplash:** Souk Bone  
Size: 5"X5"

**Laundry & Storage Room Floor Tile:**  
Shale Sand  
Size: 24"X48"

**Main Bathroom Floor Tile:** Shale Sand  
Size: 24"X48"

**Main Bathroom Shower Walls:**  
Soho Vintage Grey Glossy  
Size: 4X16"

**Ensuite Floor Tile:** Supreme Treasure  
Corchia Gold Lux  
Size: 24"X48"

**Ensuite Shower Walls:** Cromia 26  
Beige 1 Lucido Wall  
Size: 2.5X10"

## LIGHTING

**Office Den:** Hudson Valley Annie  
Finish: White Ceramic

**Hallway Niche:** Hudson Valley Melbourne  
Finish: Aged Brass

**Powder Room:** Hudson Valley Reade  
Finish: Aged Brass

**Kitchen:** Hudson Valley Zora  
Finish: Aged Brass

**Kitchen:** Hudson Valley Reade  
Finish: Aged Brass

**Dining Room:** Visual Comfort Talia  
Finish: Guild

**Living Room:** Visual Comfort Asher  
Finish: White Matte

**Living Room:** Kuzco Barclay  
Finish: White

**Primary Bedroom:** Troy Lighting Brody  
Finish: Patina Brass



## INTERIOR FINISHES

Door Levers Flat Black

4" flat wood baseboard and 2 1/4" door casing

Madison-style shaker interior suite doors

Madison-style shaker Sliding and Pocket doors  
(as per plan)

Oversized windows to bring nature inside.

Engineered Oak Hardwood Flooring: White Oak  
Natural R&Q

Ceilings for Penthouse floors are approximately  
10" high slab to the underside of the slab.

Smooth finished ceilings painted with white  
Zero VOC paint

## TEMPERATURE CONTROL

A forced air system heats and cools on demand  
by way of an individual heat unit and blower  
located in your suite. Use will be separately  
metered and billed to you directly

Your suite's climate is controlled by a smart  
thermostat

An economical central boiler supplies heated  
water on demand to the heat pump operation

Hot water is provided by a central boiler system  
within roof mechanical room

The amount of water consumed in your suite  
for personal use will be separately metered and  
billed to you directly (as per plan)

Hood fan, dryer vent and bathroom vent all  
exhausted directly outdoors through independent  
ducts

Each suite has its own ERV ventilation system,  
exhausting stale air from the suite and  
providing fresh outdoor air in exchange.



Artist's concept. E. & O. E.