



MARTIN YATES
GROUP

CONDO SPECIFICATIONS

501 WEST AVE #1105

PROPERTY WEBSITE: FIFTHANDWEST1105.COM

INTERIOR APPOINTMENTS

- Premium wide-plank, white oak engineered hardwood flooring with resilient brushed finish throughout entry, living, kitchen, bedrooms, and closets
- Suspended sheetrock painted ceilings reaching over 9ft in living areas, per plan, with recessed lighting throughout
- 8-foot flat panel, solid core doors paired with brushed nickel hardware, contemporary door casings and painted baseboards
- Sleek, minimal solar shades with 95% UV light filtration on exterior windows in living areas and blackout shades in sleeping areas
- Forced air heating and cooling with smart thermostat
- Stackable laundry room provisions for full-size washer and dryer outfitted with large format porcelain tile flooring
- Thoughtful lighting provisions included for future owner custom fixtures in dining and sleeping areas
- Coat closet in entry
- Powder room with Kohler water-conserving toilet with

KITCHEN

- Generously sized open design
- Oversized walk-in pantry
- Designer Miele appliance collection
- Miele Refrigerator with freezer drawer and clean touch stainless panel
- Integrated under-counter Miele wine cooler
- Full-size Miele dishwasher with hidden control panel
- Built-in microwave
- Gas range with low profile vent hood, venting to exterior
- Quartz countertops with full-height quartz slab backsplash
- 7-foot island with waterfall edge and single level chair-height seating overhang
- Custom-made flat panel cabinets with under-cabinet lighting
- Moen single-basin stainless steel zero-radius under-mounted sink with Insinkerator waste disposal
- Hansgrohe steel optik faucet with pull-down spray

OWNER'S SUITE

- 74 sq. ft. terrace with glass panel railing with metal cap
- Oversized en-suite walk-in closet
- Pocket door bathroom entry
- Marble, large format tile flooring with matching shower floor and wall tile
- Marble slab countertops and two under-mount Kohler wash basins with Hansgrohe double-handle brushed nickel faucets
- Kohler water-conserving toilet with elongated bowl
- Frameless, glass-encased walk-in shower with Hansgrohe oversized showerhead
- Marble tiled deck-mounted deep soaker tub with flexible Hansgrohe hand shower
- Brushed nickel Hansgrohe accessories
- Designer contemporary LED wall sconces and recessed lighting



MARTIN YATES
GROUP

TECHNOLOGY

- Savant Home Automation System
- Pre-wired for distributed video and ceiling-mounted audio
- Motorized shades
- Smart thermostat(s) Wi-Fi enabled HVAC control
- Doorbell at residence entry
- Keyless lockset at residence entry integrated into building security system
- USB outlets minimum of one outlet in kitchen and two outlets in owner's suite

LISTED BY: MARTIN YATES GROUP

Kelly Martin | Broker Associate
Mobile: 512.632.9091
kelly@martinyatesgroup.com

Jessica Yates | REALTOR®
Mobile: 512.961.9106
jessica@martinyatesgroup.com