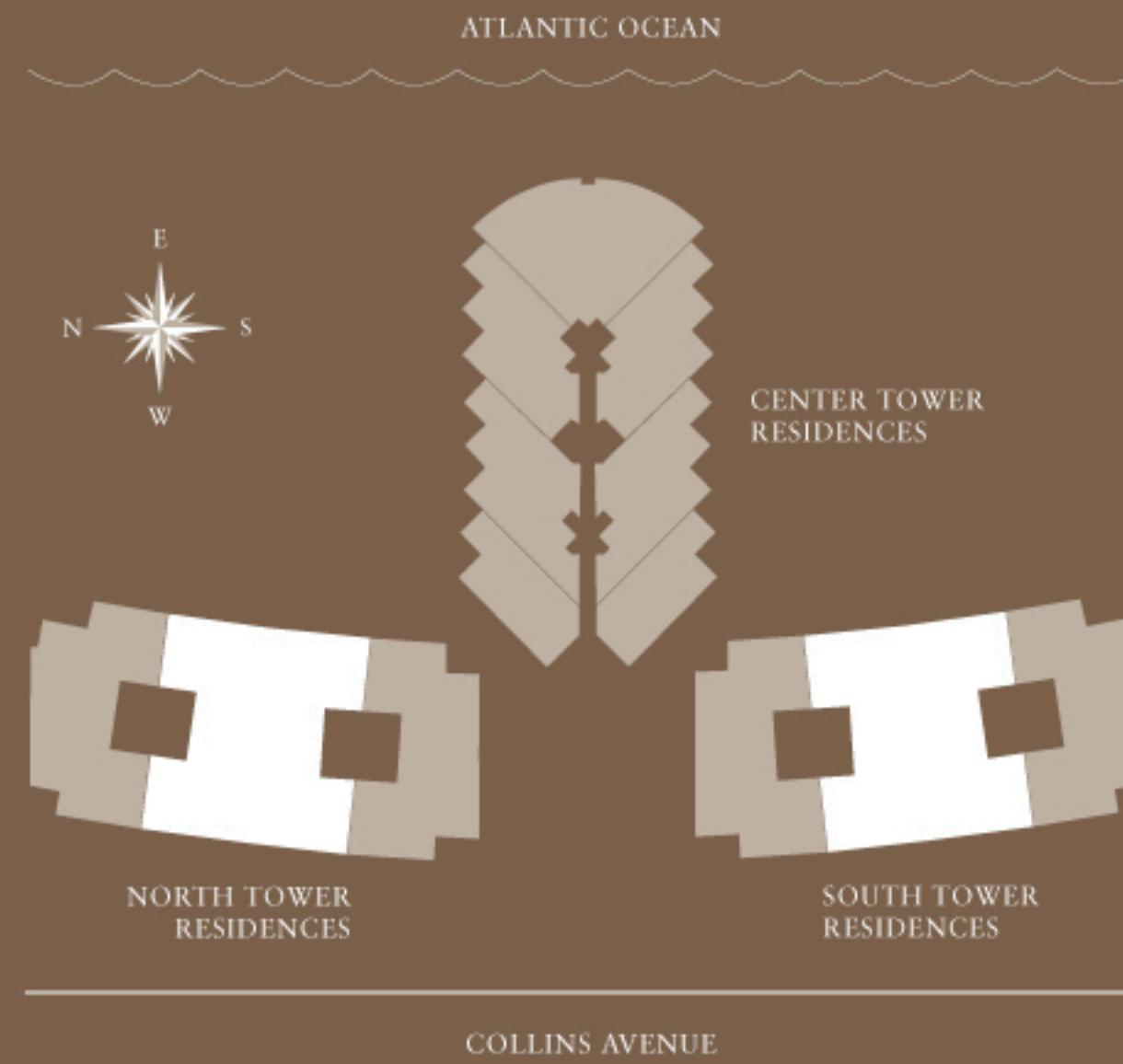


EXCELSIOR

5 BEDROOMS • 5½ BATHS
FAMILY ROOM PLUS MEDIA ROOM



RESIDENCE	TOTAL SQ FT	TOTAL SQ M
BALCONY	2,142	199.0
TOTAL	8,990	831.2
PAINT TO PAINT RESIDENCE	6,303	585.5

EXTERIOR

- ◆ Expansive private balconies featuring bronze glass railings, large outdoor living areas and breathtaking views
- ◆ Floor-to-ceiling bronze-tinted, impact-resistant glass windows and sliding exterior doors with energy-efficient panes that meet stringent South Florida building codes

INTERIOR

- ◆ Audio-Video, Surround Sound, and Drapery Keypad/Motor Pre-wire
- ◆ Intelligent climate controls with digital thermostats
- ◆ Decora designer series electrical outlets and switches
- ◆ Recessed down lighting in corridors and bathrooms
- ◆ White smooth finish 9'-10" ceilings except for drops required to accommodate mechanical equipment
- ◆ Prime-coat Finished Walls

KITCHEN

- ◆ Imported Italian Snaidero "Venus" cabinetry designed by Pininfarina featuring high-gloss lacquer or wood-finished doors and drawer fronts with integrated LED lighting system
- ◆ Pininfarina designed center island with stainless steel countertop
- ◆ Butler's Pantry with Sub-Zero ice maker and Miele dishwasher
- ◆ Sub-Zero integrated refrigerator/freezer with independent temperature zones
- ◆ Sub-Zero wine storage system with dual zones and double refrigerator drawers
- ◆ Wolf 30" gas cook-top with four burners and 15" gas cook-top with two burners

- ◆ Miele "Speed" oven with convection and microwave capabilities
- ◆ Professional, stainless steel ventilation hood with built-in exhaust system and integrated lighting
- ◆ Wolf E Series 30-inch double ovens in classic stainless steel finish with touch control panel and LCD display
- ◆ Dual Miele 27-inch warming drawers with cabinet-integrated fronts
- ◆ Dual Miele dishwashers
- ◆ Miele built-in, stainless steel coffee system and Miele Cup Warmer
- ◆ InSinkErator garbage disposal
- ◆ Stainless steel countertops and full-height backsplashes
- ◆ Undercounter LED lighting system

MASTER SUITE

- ◆ Imported Italian "Snaidero Living" wall-mounted vanities with exotic ebony wood-veneer finish and Bianco Ceramicato countertops
- ◆ Imported select Statuary White Marble flooring throughout Master Bath, wet areas and select walls
- ◆ Midnight bar with Sub-Zero cooling drawer/freezer drawer, coffee maker, Miele dishwasher and bar sink
- ◆ Frameless glass shower enclosure
- ◆ Showers featuring wall-mounted shower head, large rain head, body sprays and hand-held shower wand
- ◆ Kohler infinity-style, overflow, deep-soaking air-jet tub
- ◆ Dornbracht chrome-finished, single lever faucets and under-mounted white lavatories
- ◆ Kohler "San Rafael" one-piece toilets

- ◆ Kohler bidet and Gentleman's urinal
- ◆ Kohler chrome-finished bath accessories including towel bars and toilet tissue dispenser

GUEST BEDROOM(S) & BATH(S)

- ◆ Imported Italian "Snaidero Living" wall-mounted vanities in ebony with ebony countertops and vessel bowl sinks
- ◆ Bathroom floors, wet areas and showers finished with imported Silver Pearl
- ◆ Dornbracht chrome-finished, single lever faucets and under-mounted white lavatories
- ◆ Kohler one-piece toilets with soft-close lid
- ◆ Kohler chrome-finished bath accessories

POWDER ROOM

- ◆ Imported Italian "Snaidero Living" wall-mounted vanities in ebony with ebony countertops and vessel bowl sinks
- ◆ Floors finished with imported Silver Pearl
- ◆ Dornbracht chrome-finished, single lever faucets
- ◆ Kohler one-piece toilets with soft-close lid
- ◆ Kohler chrome-finished bath accessories

LAUNDRY

- ◆ Two Bosch energy-efficient, large-capacity washers and dryers
- ◆ Quartz Stone countertops and white-gloss cabinetry
- ◆ Biscuit laundry sink

