



## Highlights

### Building Features

- 29 Residences, including 3-live/work spaces with separate ground level entrances
- Fabulous views of City Park & the Denver skyline
- One Block from City Park which includes a regulation golf course, and many of Denver's premier attractions including: The Denver Zoo, Museum of Nature and Science, Imax Theatre and Gates Planetarium.
- Shopping, Tattered Cover Book Store, coffee shops and restaurants are a short two to four blocks away
- Easy access to Downtown, Uptown, and LoDo
- Controlled access lobby
- Generous onsite storage space included with each unit, with additional storage available for long-term lease
- Large terraces and private decks enhance outdoor living
- Secure underground parking tall enough for your SUV
- Outlets for hybrid electric vehicles
- Elevator access to each floor
- Oversized parking space with each residence and extra spaces for purchase
- Dual-pane windows provide superior insulation, designed to maximize views and cross breeze
- Extra sound mitigation between residences
- Individually metered water, gas and electric to residences

### Interior Details

- Every residence is a corner unit that is flooded with light
- Refined yet fun - the architecture is eclectic and elegant both inside and out
- Creative living and common spaces - no long hallways
- Functional floor plans - consideration has been given to practical needs like privacy, linen and coat closets, furniture placement and ease of flow
- Hardwood floors in the main living area, kitchen and halls
- 9 to 12 ft ceilings depending on unit
- Light knock down texture with hand trowel available as an upgrade

- Individually controlled heating and cooling systems
- Energy Star designer lighting packages
- 2 – panel interior doors
- Solid birch unit entry doors
- Walk-in closets (per plan)
- Designed with limited soffits for more open space
- Well designed trim details
- Wired for high-speed internet
- Laundry hookups in every residence
  - Oversized laundry areas (per plan)
  - Area for a utility sink (per plan)
  - Storage room in the unit (per plan)

### Kitchens

- Gorgeous locally made custom furniture grade cabinetry, with the option to add built-in bookshelves, wine racks or entertainment centers. Shipped with blankets to reduce cardboard waste and further Green building practices
- Large kitchen islands for entertaining
- Slab granite countertops
- Moen faucet with sprayer
- Generous depth, double bowl stainless steel sinks
- In sink disposal
- Stainless steel chimney style range hood
- Jenn-Air Euro Style with black finish with stainless handles
  - Energy Star rated Dishwasher
  - Gas or Electric slide in range (per plan)

### Baths

- Five – piece baths (per plan)
- Soaking tubs
- Designer tile surrounds with glass accents
- Oversized glass front shower stalls with shower seat
- Tile floors
- Custom wood vanities with drawers
- Moen faucets
- Ceramic or glass vessel sink in powder or secondary baths
- Dual flush toilets to save water and our planet

Finishes and/or standards subject to change without notice.