

1920 S. Wabash #5

UPGRADES AND SPECIFICATIONS



BUILDING FEATURES

- 100% masonry, concrete and steel construction
- Private elevator access to each floor controlled with key card
- Security cameras in common area

MECHANICAL

- Sound proofing between floors for individual units to include 4" thick concrete over metal deck & 7/8" resilient channel with 5/8" drywall
- Closed cell spray insulation in exterior wall cavities
- Forced air heating/air conditioning system with humidifier
- Separate heating/air conditioning system in master bedroom
- Gas water heater - 75 Gallon
- Two-way gas fireplace between dining and living areas
- Smoke and carbon monoxide detectors (hardwired)
- Environmental Water Systems whole-house water filter
- 125 amp circuit breaker electric service
- Telephone, internet & cable in kitchen, living room and all bedrooms
- Yamaha A/V controller for living room, kitchen, master bedroom & master bathroom
- Video intercom system between unit and lobby

FLOORING & TRIM

- Hardwood flooring in kitchen, living, dining and bedrooms
- Tile for bathroom floors and shower surrounds
- Painted flat-edge door trim, jambs and base
- Built-in closet storage systems

WINDOWS & DOORS

- Floor-to-ceiling windows in living room and master bedroom with motorized shades
- Solid core interior doors 1 3/4" thick x 7'-0" high
- Sliding windows with two panes of 1/4" thick laminated glass in bedrooms and kitchen
- Schlage hardware

PAINTING

- Two coats of eggshell paint on all walls

PRIMARY BATHROOM

- Smoke and carbon monoxide detectors (hardwired)
- Environmental Water Systems whole-house water filter
- Free-standing vanity with quartz countertop
- Cast iron soaking tub 6' long with hand shower spray
- Glass shower enclosure
- Steam shower with bench
- Rain shower head
- Kohler bidet toilet seat
- Heated flooring

BATHROOMS

- European-style cabinetry with “slow close” doors & drawers
- Quartz countertops
- Custom glass shower doors
- Grohe bath faucets in chrome
- White undermount sinks
- White American Standard toilets
- Tile flooring and tub/shower surrounds
- Grohe showerheads

KITCHEN

- European-style cabinetry, 42” upper cabinets, “slow close” doors & drawers
- Under mount stainless steel sink with garbage disposal
- Kohler stainless pull-out spray faucet
- Quartz countertops
- Under Cabinet lighting
- Pendant lighting over island

- **Designer appliance package including:**
- Sub Zero 42” stainless steel side-by-side refrigerator
- Wolf 30” Professional Series dual-fuel range with exhaust hood
- Sharp stainless microwave oven drawer
- Bosch 24” fully integrated stainless steel dishwasher
- Liebherr stainless steel upright freezer

LAUNDRY

- Walk-in laundry room
- Electrolux side-by-side frontload washer & dryer
- Stainless steel sink with stainless pull-out spray faucet
- Upper cabinets
- Ceramic tile floor

ROOF DECK

- Deeded private 20' x 27' roof deck with gas and water hook-ups

GARAGE

- Heated garage with 4' x 6' storage locker
- One deeded indoor parking space
- One deeded outdoor parking space