



1205 West Montana #1E

Specifications and Upgrades

KITCHEN

- ✿ Cabinetry: Custom Italian cabinetry by Copatlife - Prestige Designs
- ✿ Refrigerator: SubZero 36" French Door Bottom-Freezer BI36UFDSTH
- ✿ Cooktop: Wolf 5 burner CG365TS
- ✿ Built-in double oven: Wolf transitional double electric oven DO30TESTH
- ✿ Micro Drawer: 24" Sharp Micro drawer KB6524PS
- ✿ Vent hood: Integrated hood by Best P195P1M70SB6
- ✿ Dishwasher: Asko D5536XXLHSTH
- ✿ Beverage Center: U Line 24" U1024BEVS00A
- ✿ Countertops: 1.25" Quartz with waterfall edge on the island
- ✿ Beveled Carrara marble subway tile backsplash
- ✿ Sink: Single bowl stainless steel with garbage disposal
- ✿ Faucet: Grohe K7 Single-lever Sink Mixer
- ✿ Filtered Hot and cold water dispenser
- ✿ Low voltage LED under-cabinet and corner cabinet lighting

MASTER BATH

- ✿ Custom Italian cabinetry vanity by Copatlife - Prestige Designs with 1.25" Carrara marble counter
- ✿ Dual undermount sinks
- ✿ Grohe fixtures

- ✿ Steam Shower with digital control panel, frameless glass, and bench
- ✿ Shower Fixtures: Grohe wall shower head, overhead rain shower head and handheld with body sprays
- ✿ Massive soaker tub with Grohe fixtures and handheld with body sprays
- ✿ Radiant heat with separate/additional control for master bathroom floor
- ✿ Custom lighting and mirrors
- ✿ Marble on floor and surround
- ✿ Toto toilets
- ✿ Quiet exhaust fan

GUEST BATH

- ✿ Custom Italian cabinetry vanity by Copatlife - Prestige Designs with 1.25" quartzite counter

POWDER ROOM

- ✿ Custom Calcutta marble sink and textured Carrara marble tiling

INTERIOR

- ✿ Premium millwork trim package
- ✿ Gas, ventless, remote-controlled fireplace with custom Carrara marble surround
- ✿ Solid-core single panel custom color interior doors with designer hardware
- ✿ Floors: 5 1/4" solid white oak hardwood floor with custom stain

- ✿ Carpet in lower level bedrooms with designer tile in hallways and bathrooms; all with radiant heat
- ✿ Lightweight concrete sound barrier between units
- ✿ Spray foam insulation on exterior walls for maximum thermal efficiency
- ✿ Custom-built out closets in master bedroom closets, guest bedroom closets, coat closet, and pantry
- ✿ Individual smoke and carbon monoxide detectors
- ✿ Benjamin Moore Regal paint throughout
- ✿ Laundry: Full size side-by-side front loaders with quartz countertop
- ✿ Custom Shade Store shades throughout (privacy/light-filtering in the upper level, blackout Roman shades in Master bedroom and room darkening shades in guest bedrooms)
- ✿ Custom light fixtures and mirrors
- ✿ Restoration Hardware fixtures above island in the kitchen
- ✿ Brass Arteriors pendant fixture in stairwell

TECHNOLOGICAL FEATURES

- ✿ DSL, HDTV, with HDMI 1.4 3D compatible
- ✿ Cable modem and digital satellite ready
- ✿ Telecom / data outlets utilizing RG6
- ✿ High speed CAT 5
- ✿ 15-speakers, up to 6-zone home audio system (5.1 surround in Living Room, Stereo pairs in Kitchen, Dining, Patio, Master Bed, Master Bath with wall-mounted independent volume controls). Can play multiple sources simultaneously in different zones or

combine zones. High-end Goldenear, Monitor Audio, and Sonance speakers; Marantz and Niles electronics and hardware

- ✿ All audio and TV wiring throughout home runs to AV closet, controllable remotely without visible wiring in living spaces
- ✿ Tech would include: Marantz home theater receiver, Niles 12-channel distribution amplifier, Apple TV, 2x Apple Airport Express, Logitech Harmony Hub remote system
- ✿ Smart home features:
 - Nest learning thermostat (can be controlled remotely)
 - Voice/App/Programmable Lutron smart switches on main level (set schedules, set lights via voice or app, set proximity-based lighting activity)
- ✿ Security and intercom system

EXTERIOR

- ✿ Brick masonry construction with stone detailing
- ✿ Glass balustrades on oversized terraces
- ✿ Decorative painted steel perimeter fencing
- ✿ Pella aluminum-clad windows and doors throughout
- ✿ Wood decking
- ✿ Weber 3-burner grill on a dedicated accessory gas line
- ✿ Outdoor furniture including love seat, two lounge chairs and side table, bistro table with two dining chairs, and covers
- ✿ Professionally landscaped
- ✿ One garage space