

# KIMBALL STATION

4720 north kimball

## Features & Specifications

### Building Features

- All brick construction with metal façade
- High-speed elevator from lobby/garage to top floor
- Luxurious lobby with stone floors, modern light fixtures and cozy sitting area
- Entry system with monitor entry and security cameras
- Outdoor parking and heated garage parking (extra long – room for storage)
- Bike room
- Garbage chute
- First floor sprinkler system



### Unit Features

- 10' ceiling heights
- Floor-to-ceiling double thermo-pane windows with argon gas insulator
- Hardwood floors in living areas and carpeting in bedrooms (hardwood upgrade available)
  - Horizontal or vertical Bamboo
  - White Oak
- Category 5 high-speed wiring and RG-6 cable for enhanced voice and data needs
- Wired for sound, plasma TV and iPod docking station in living rooms
- Concrete between floors, double 5/8" drywall and sound dampening insulation between interior and exterior walls
- Master bedroom to include: master bathrooms and walk-in closets per plan
- Large terraces or balconies per plan
  - Intercom and security system
  - Recessed can lighting throughout
  - Flush Birch entry doors

### Gourmet Kitchen Features

- Italian style flat panel cabinets with choice of stain
- Upscale stainless steel appliances (Amana, Maytag, Frigidaire)
- 1 1/4" granite or quartz countertops (options available)
- Chrome faucet with pull-out spout
- Under-mount stainless steel sink
- Overhead hood per plan

### Master Bathroom

- 24" x 24" Italian style porcelain floor & wall tile
- Italian style flat panel cabinets with choice of finish
- 3/4" Granite, marble or quartz countertops (options available)
- Double bowl vanity with under-mount sinks per plan
- Chrome faucets
- Stand up shower per plan
- 5'/6' soaking tub per plan

### Second Bath

- 24" x 24" Italian style porcelain floor & wall tile
- Italian style flat panel cabinets with choice of finish
- 3/4" Granite, marble or quartz countertops (options available)
- Under-mount sink
- Chrome faucet
- 5' tub with shower combo

### Trim

- Solid core flat panel doors
- Brushed chrome door butts
- 3 1/4" painted casing
- 5 1/4" painted base boards
- Brushed chrome knobs

### Mechanical

- HVAC: Rheem 90%+ high-efficiency gas forced air furnace with humidifier and central a/c
- Washer and dryer hook up
- Central water heater system with high-efficiency instant hot water

@properties

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