

2727 Kirby – Unit 12C

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Step off the semi-private elevator to this striking high-rise unit with picturesque views. The floor to ceiling windows offer a panorama of the downtown skyline to the east and the Museum area to the south. Open kitchen and living areas with marble countertops, hardwood floors, mock fireplace with stone surround, and high ceilings. Gaggenau appliances in the kitchen. Master bedroom with built-in desk and bookcase, organized walk-in Programme Martin closet and more. Grill on the balcony!

[1 Floor; 2 Bedrooms; 2 Full Baths; Private Elevator (Opens Directly Into Your Foyer)
2000 sq ft (per Builder)]

RECEPTION FOYER – 14' 2" X 9' 6"

Ceiling height of 9q2+
Recessed alcove for private elevator (with security key access) to Lobby
Double door closet with hanging bar and overhead shelf
Recessed lighting
HVAC unit concealed behind closet door
Wide plank walnut* floor with dark stain
Lockable security door to Living Area

KITCHEN – 12' 3" X 14' 5"

Ceiling height of 10q2+
Wood cabinets with sleek European styling, adjustable shelves, under-cabinet lighting and top of cabinet display space
Custom cabinetry features include: European self-closing mechanisms; compartmented flatware drawer; wide drawers and cabinets; deep (pan) drawers; trash slide and tall pantry cabinet with adjustable shelves
Slab marble counters with counter-to-cabinet slab marble backsplash

Under-mounted stainless steel double sink with single lever fixture with retractable sprayer head and disposal
Peninsula with slab marble counter, breakfast bar seating and drawers and cabinets below
Triple stainless steel pendant lights hang over peninsula
Gaggenau refrigerator with upper level refrigerator, pull-out bottom freezer drawer and cabinet facade
Gaggenau gas cooktop with four burners around larger central wok burner, all with easy-clean cast-iron grating
Gaggenau stainless steel vent / light / fan
Gaggenau stainless steel microwave
Gaggenau stainless steel self-cleaning oven with LCD display, precise temperature controls and side-opening glass-faced door
Gaggenau programmable dishwasher with cabinet façade
Efficient horse-shoe layout of kitchen with wide working space (6qwide floor space between peninsula and cabinets)
Recessed lighting
Wide plank walnut* floor with dark stain

Open to Living Room

LIVING ROOM – 14' 9" X 16' 6"

Ceiling height of 11q
Electric log fireplace with custom fireplace screen and slab stone surround
Wall-mounted flat-screen Sony Bravia TV is recessed into wall above the fireplace
Curvilinear wall of floor-to-ceiling seamless glass windows with metallic casings and window sills / display shelves
Installed Solarfective® roller shades with manual pull-chains
Recessed lighting
Ceiling mounted speakers
Ceiling level electric outlets in drapery plenum (accommodates motorized draperies/shades)
Recessed floor electrics along glass wall
Wide plank walnut* floor with dark stain
Open to Dining Room

DINING ROOM – 11' 2" X 13' 6"

Ceiling height of 11q
Decorative hanging light fixture on dimmer

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Curvilinear wall of floor-to-ceiling seamless glass windows with metallic casings and window sills / display shelves
Installed Solarfective® roller shades with manual pull-chains
Recessed lighting
Ceiling mounted speakers
Ceiling level electric outlets in drapery plenum (accommodates motorized draperies / shades)
Recessed floor electrics along glass wall
Wide plank walnut* floor with dark stain
Sliding glass doors lead to covered balcony and terrace
Door to Master Suite

MASTER SUITE

MASTER BEDROOM – 16' X 14'

11qCeiling Height*
Wall-mounted flat-screen Sony Bravia TV is recessed into wall
Wall of floor-to-ceiling seamless glass windows with metallic casings and window sills / display shelves
Sliding glass door to covered balcony and terrace
Installed motorized Solarfective® roller shades with one-touch+wall plate controls
Ceiling level electric outlets in drapery plenum (accommodates motorized draperies/shades)
Recessed lighting
Ceiling mounted speakers

Casablanca® ceiling fan with light
Recessed reading lamps in ceiling with individual on/off controls via two bedside wall plates
Built-in desk with slab marble top, drawers below and overhead book case with adjustable shelves to ceiling
Wide plank walnut* floor with dark stain

MASTER CLOSET – 14' X 5' 10"

Currently configured with Programme Martin® space-saving organization system which includes: adjustable shelves; double and single hanging bars; ceiling level pull-down bars; pull-out drawers with see-through acrylic faces; belt, tie and accessory hooks and pull-out hanging rods in the end caps
Electric outlets (for iron or steaming station)
Full length dressing mirror mounted on door
Ceiling mounted light fixtures
Wide plank walnut* floor with dark stain

MASTER BATH

Two under-mounted sinks with polished nickel contemporary fixtures set in marble countertop with drawers and cabinets below
Two wood-framed vanity mirrors
Wall-mounted vanity lighting
Shower with marble tile surround with polished river-rock inlaid border, glass enclosure, polished nickel fixtures with wall-mounted shower head as well as wall-mounted hand-shower attachment with

height adjustment and rimless glass shower door
Corner alcove for Toto® Soiree Air Bath jetted tub set in elevated marble enclosure with marble tile surround
Separately enclosed water closet with Toto® NeoRest commode with programmable options that include: sensor operated open/close lid, warm seat, warm water wash and warm air dry
Recessed lighting
Ceiling mounted speakers
18+x 6+stone tile floor

FRONT HALL – 13' X 3' 6"

Ceiling height of 10q2+
Recessed lighting
Wide plank walnut* floor with dark stain
Door to Utility Room
Door to Hall Bath
Door to Bedroom # 2

BEDROOM # 2 – 12' 2" X 13' 10"

11qCeiling Height*
Wall of floor-to-ceiling seamless glass windows with metallic casings and window sills / display shelves
Installed Solarfective® roller shades with manual pull-chains
Recessed lighting
Wide plank walnut* floor with dark stain
Walk-in closet with hanging bar with overhead shelf and two shelf towers with adjustable shelves

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HALL BATH

Under-mounted sink with polished nickel fixtures and white tap caps set into slab marble counter with drawers and cabinets below
Wall mounted framed vanity mirror
Wall-mounted vanity lighting
Recessed lighting
Shower with 19+x 6+marble tile surround with stone tile mosaic accent wall, polished nickel fixtures, oversized wall-mounted showerhead and rimless glass door
18+x 18+marble tile floor inlaid with diagonally set 2+x 2+contrasting marble tiles

UTILITY ROOM – 7' X 7' 2"

Space for full-sized washer and dryer
Stainless soaking sink with goose-necked single lever fixture is set into counter with drawers and cabinets below
Upper level cabinets (with adjustable shelves) over washer and dryer
Wall-mounted tool hooks
Ceiling mounted light fixture
Wide plank walnut* floor with dark stain

Stainless steel electric grill by Electric Chef+is set into slab granite counter with stainless steel storage lockers below
Wall mounted sconce light
Recessed lighting
Tall (8q) privacy screen (to adjacent balcony)
Two planters
Barefoot friendly 20+x 10+stone tile floor
Hose bib
Exterior electric outlets in weather-boxes

OTHER FEATURES

8qsolid-core paneled doors, with polished European lever handles, throughout the unit
Private elevator to the Lobby
Pre-wired for cable and multiple phone lines*
Energy efficient double-paned windows*
Two covered parking spaces
Assigned storage unit

* = Per Seller

This floor plan does not calculate, nor purport to represent in any way the total square footage of the property depicted. This is a concept drawing and is not to be confused with, or used as, any sort of property appraisal. While every attempt has been made to ensure the accuracy of this floor plan, measurements are approximate and have been rounded for expediency. The services, systems and appliances shown in the floor plan have not been tested and no guarantee as to their operating ability, efficiency, or if they are indeed included in the sale of the property is implied by this concept drawing. Buyer should independently validate and verify all information visually depicted here.

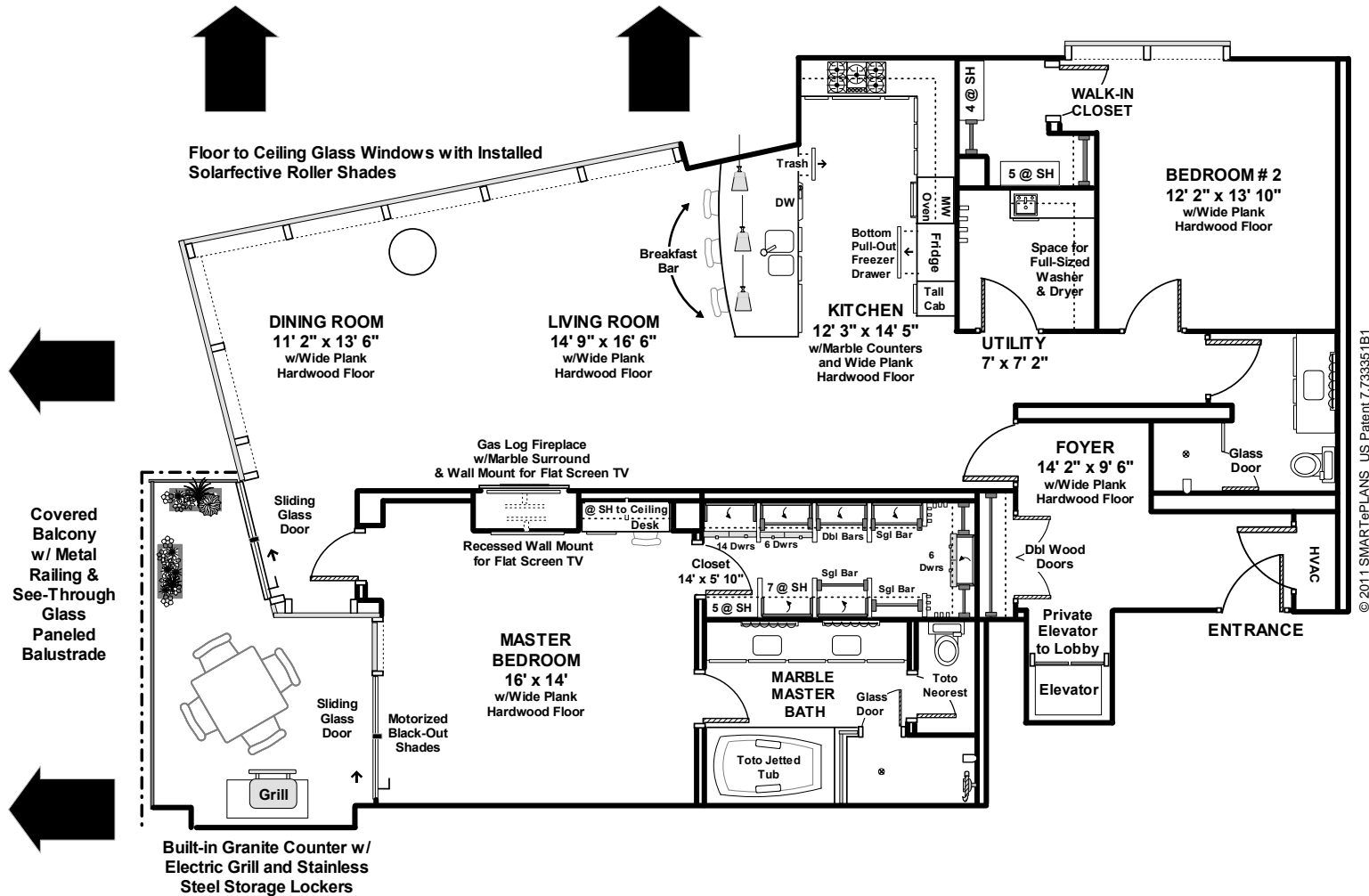
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OUTDOOR LIVING SPACE

Covered balcony terrace with views of Downtown and the Medical Center
Metal railing above a balustrade of transparent panels provides unobstructed city views even when seated
Space for furniture (current owner has a dinette set in this space)

VIEWS OF MEDICAL CENTER

VIEWS OF DOWNTOWN



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