

1511 Missouri

Unit 1 & 6

Facts & Features

FIRST FLOOR LIVING. A true single family living experience.

A walk through the glass front door reveals a gourmet kitchen with intriguing Indian Black granite counters and Jenn Air Commercial Appliances. Custom cabinetry enclosing a commercial hood vent, 6-burner commercial range and built-in oven and microwave provide an essential ingredient to the most discriminating foodie or chef's recipes.

The large living area with built-in media storage and shelves allows for a flat screen mount above the wood burning fireplace.

Wood treads and custom iron railings complement the stair way up to the 2nd and 3rd floors, with wood flooring at all landings and hallways.

The master bed room features Pin Dot Berber carpet and the master bath conveys a spa-like atmosphere with Walker Zanger Xilo tile flooring and glass mosaic inserts. The 6 ft jetted tub by Jacuzzi is an essential retreat from the day's challenges. The large walk-in closet is sure to satisfy all large wardrobe storage needs with sectional hanging spaces and large packing island dresser.

Cleverly placed balconies allow for a great spot to check the morning weather or pass the time with a summer cocktail.

Double glass doors reveal an oversized cedar beamed study with built-in credenza, an ideal place to run a home based business or take on the latest new challenge or venture.

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Exterior

- 3 coat true masonry Stucco Façade (not synthetic)
- Custom Decorative iron appliqué on balconies
- Aluminum Double Pane Insulated Low E Windows
- Radiant Barrier Roof Decking
- Fiberglass Double Pane Insulated Glass Exterior Doors w/ Frame Saver Jambs
- Full Irrigation System for each unit
- Full Gutters Connected to subsurface drainage

First Floor

Entry Foyer

- Black slate flooring
- Custom decorative iron stair railings

Planning Area

- Built-in desk and cabinetry
- Wired for small office needs

Powder Room

- Mahogany Vein Counter Top
- Kohler and Brizo Plumbing

Gourmet Kitchen

- Custom Transitional Style Cabinetry with Full Extension Drawer glides and European Hinges
- Jenn Air Commercial Stainless Appliance Package
- Indian Black Antique Granite Counter Tops

Living Room

- Wood Burning Fireplace
- Wired for surround sound and flat screen placement above fireplace

Second and Third Floors

Master Suite

- Walker Zanger Xilo Series bath flooring and shower with glass mosaic inserts and patterns
- Fairway Pin dot Berber Carpet
- Framed Vanity Mirrors
- Large master closet with sectional storage and packing island dresser
- Silver Quartzite vanity Counter Tops

Formal Study

- Red Oak Flooring
- Cedar Beamed Ceiling

- Custom Credenza

Media Room

- Fairway Pin dot Berber Carpet
- Wired for 5.2 Surround Sound
- Central wiring panel location in adjacent closet

Secondary Bedrooms

- Fairway Pin dot Berber Carpet

Bath 2

- Tub/Shower combo
- Porcelain tile flooring
- Giallo Ornamental Granite vanity counter
- Kohler and Brizo Plumbing

Bath 3

- Full shower with frameless glass enclosure
- Porcelain tile flooring
- Giallo Ornamental Granite vanity counter
- Kohler and Brizo Plumbing

Utility Room

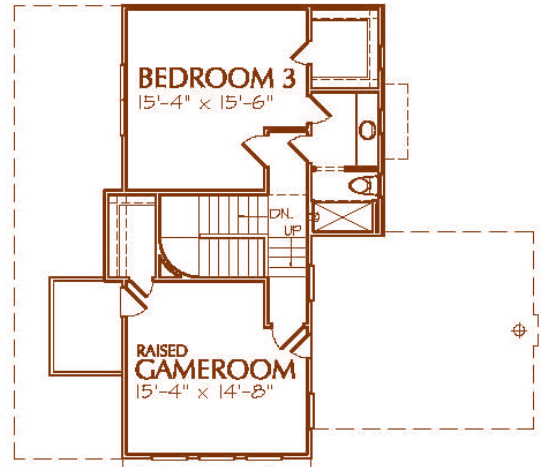
- Porcelain Tile flooring with floor drain
- Upper cabinetry storage with drip dry hanging rod

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Unit 1 & 6

Floor Plans

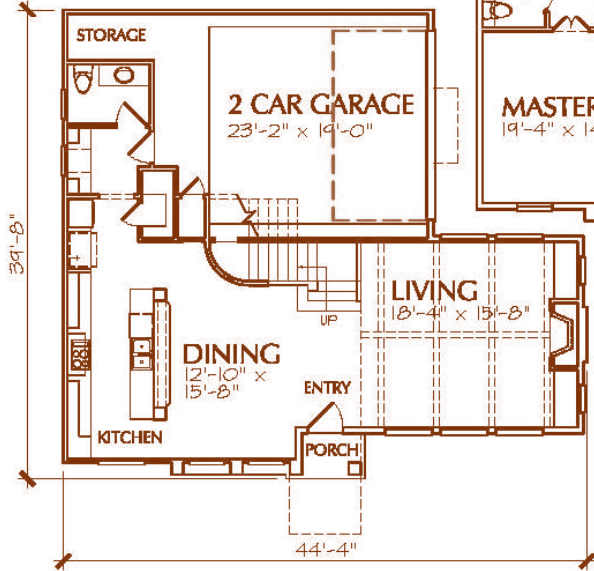
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



UNIT 1 - FLIP FLOOR PLAN FOR UNIT 6

Level 1	915 sq ft
Level 2	1,384 sq ft
Level 3	683 sq ft
Total Living	2,982 sq ft