

# 1511 Missouri

## Unit 3 & 4

### Facts & Features

**ROOF DECK.** Climb to the 4<sup>th</sup> floor for an inspiring downtown view.

A walk through the glass front door reveals a cleverly placed bedroom with full bath that doubles as an ideal office space, with built-in coffee bar.

Up you go to the gourmet kitchen, completely open to the living and dining rooms with intriguing Yellow Tropical granite counters and Bosch Stainless Appliances. Custom cabinetry enclosing a commercial hood vent, 6-burner cook top and built-in ovens 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 direct vent glass front fireplace.

Wood treads and custom iron railings complement the stair way up to the 3rd and 4<sup>th</sup> 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. The 4<sup>th</sup> floor roof deck presents an inspiring view

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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

### Bedroom 2

- Pin dot Berber Carpet
- Coffee Bar w/Granite counter and sink

### Bath 2

- Tub/Shower combo

- Porcelain tile flooring
- Giallo Ornamental Granite vanity counter
- Kohler and Brizo Plumbing

## Second Floor

### Powder Room

- Mahogany Vein Counter Top
- Kohler and Brizo Plumbing

### Gourmet Kitchen

- Custom Transitional Style Cabinetry with Full Extension Drawer glides and European Hinges
- Bosch Stainless Appliance Package
- Yellow Tropical Granite Counter Tops
- Black Slate Flooring

### Balcony

- Black Slate flooring

### Living Room

- Direct-vent gas log glass front fireplace
- Oak wood floors
- Media Storage and custom cabinetry sized for future flat screen

## Third Floor

### Master Suite

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

### Bedroom 3

- Pin dot Berber Carpet

### Bath 3

- Tub/Shower Combo
- Porcelain tile flooring
- Giallo Ornamental Granite vanity counter
- Kohler and Brizo Plumbing
- Coffered ceiling treatment

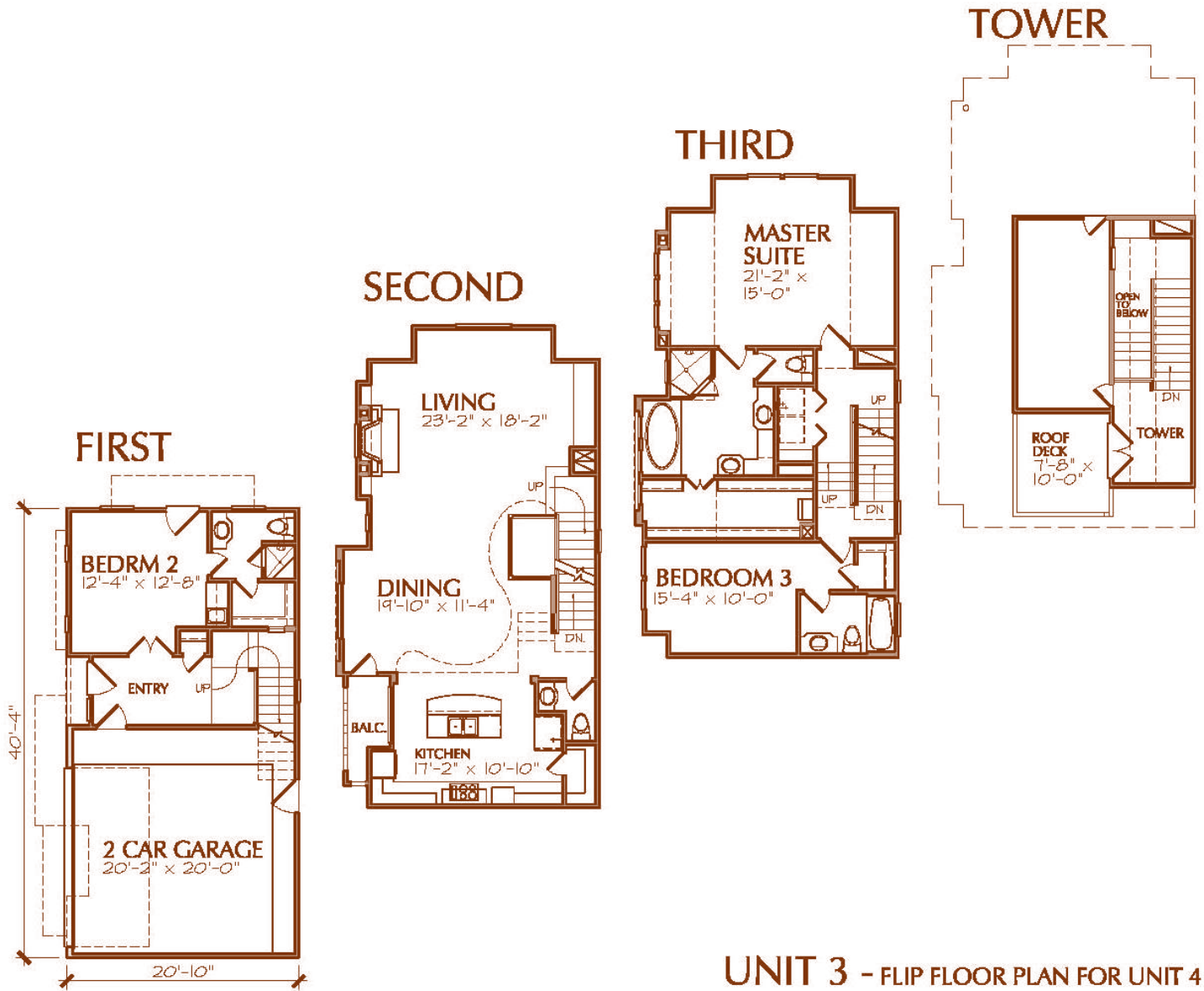
### Utility Room

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

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### Floor Plans



Level 1	400 sq ft
Level 2	887 sq ft
Level 3	944 sq ft
Tower	68 sq ft
<b>Total Living</b>	<b>2,298 sq ft</b>