

LA1

Tower Lofts

Floors 2-6

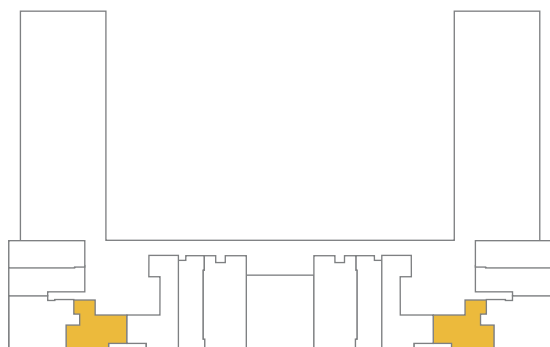
905 sq ft

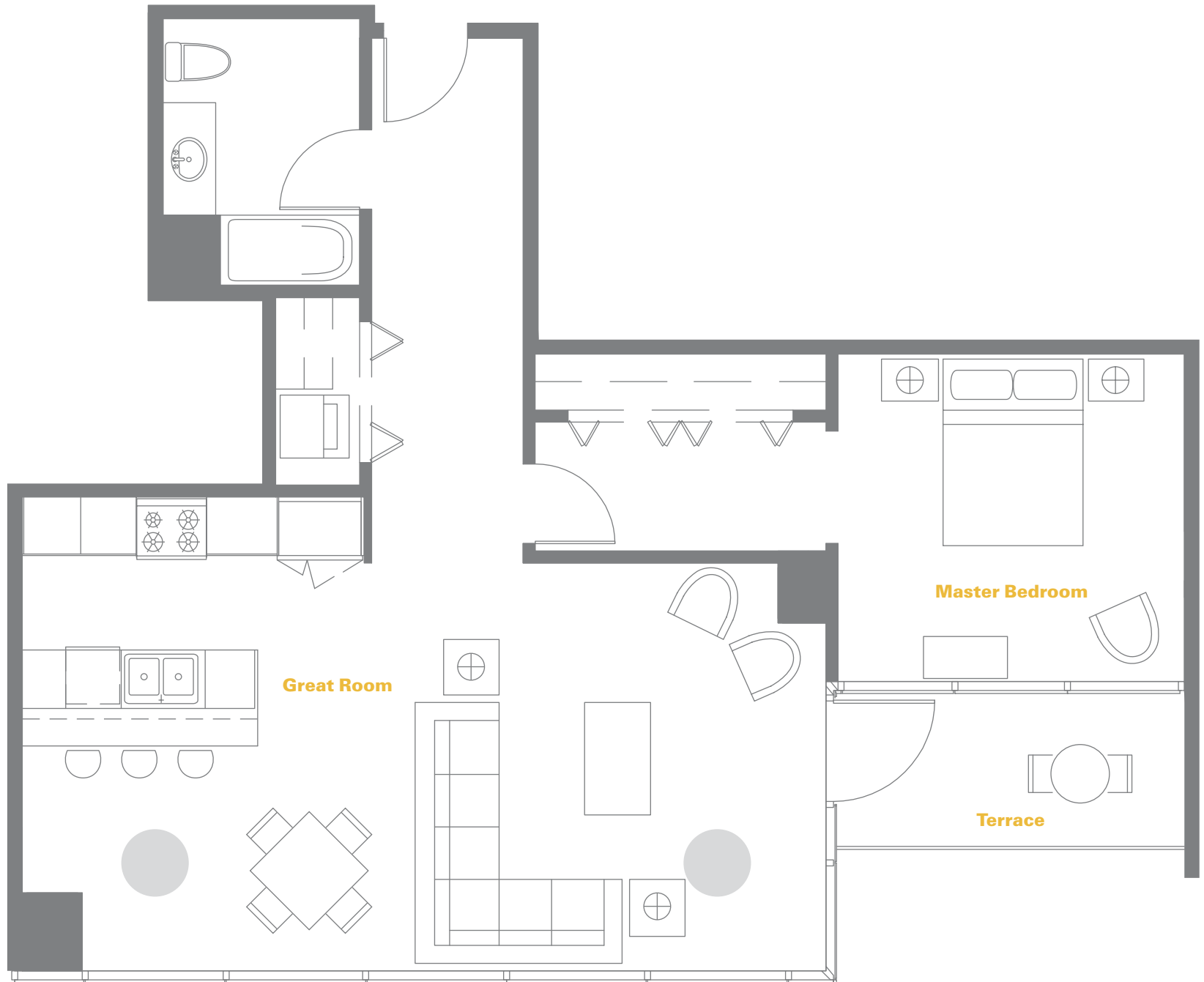
1 Bedroom 1 Bath

Great Room	28'7" x 14'6"
Master Bedroom	12'4" x 11'7"
Terrace	5'6" x 12'10"

Smithfield's policy of continual attention to design and construction requires all specifications, dimensions, prices and equipment to be subject to change without notice. Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.

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Building Highlights

Breakthrough design by award-winning architect Laurence Booth, FAIA

Floor to ceiling operable windows afford breathtaking views of the skyline and the lake

Spacious balconies

Soaring lobby with 24-hour doorman

Zoned four-pipe vertical fancoil system with individual thermostats

Pre-wired for telephone, intercom and high-speed Internet access

State-of-the-art fire alarm system

Smoke detectors and fail-safe emergency lighting system with supplementary emergency generator

Conduit rough-in for cable or satellite TV

Hot water recirculating system

Building trash compactor and chute room on each floor

Resident storage lockers

Bicycle storage room

Residence Highlights

9' high ceilings in all living areas and 10' high ceilings in Tower Lofts

Solid core wood doors throughout

Acoustically conditioned demising walls

Painted wood millwork throughout

5/8" drywall throughout

Prefinished maple hardwood flooring in living areas

Luxury wall-to-wall carpeting in bedrooms

Vinyl coated wire shelving in closets

Grohe faucets throughout

Baldwin "Images" hardware

Kitchen

Contemporary solid wood casework

KitchenAid stainless steel appliance package including:

Refrigerator with icemaker

Multi-cycle dishwasher

Microwave with integral exhaust hood

Self-cleaning gas oven/range with sealed burners

Garbage disposal

Granite countertops and backsplash, 3/4" thick with standard edge

Prefinished maple hardwood floor

Stainless steel double-bowl sink

Master Bathroom

12" x 12" marble tile throughout

Matching marble top

6' steeping tub in some units

Designer theatrical lighting

Other Bathrooms

12" x 12" marble tile throughout

Laminate vanity cabinet with high-pressure laminate top

Designer theatrical lighting

Laundry

Recessed washer/dryer hookups

Vinyl composition flooring