

# LA7

## Tower Lofts

### Floors 3-6

1,130 sq ft

1 Bedroom 1 Bath

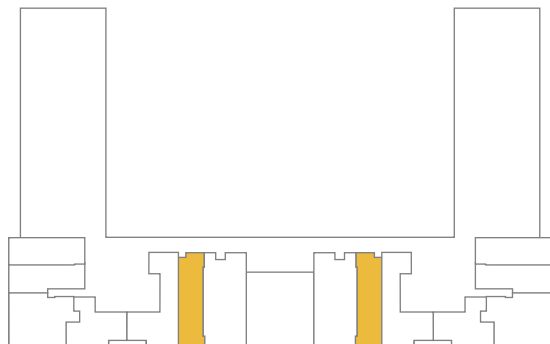
**Great Room** 31'6" x 17'6"

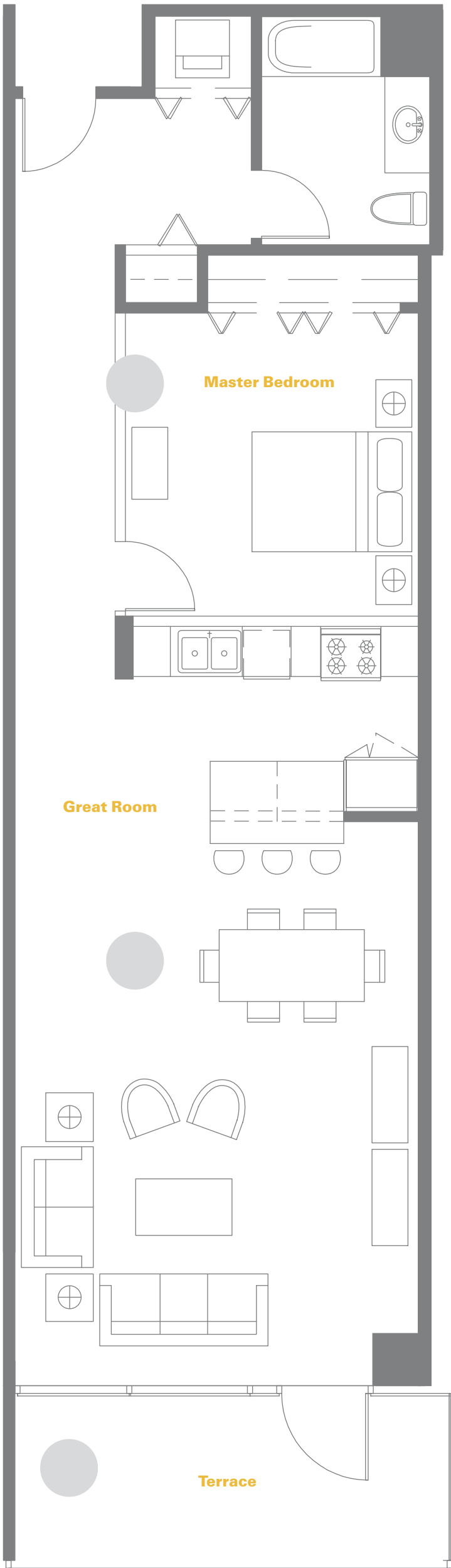
**Master Bedroom** 12'10" x 12'7"

**Terrace** 6'6" x 18'0"

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.

0 1 2 3





---

### **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**