

4705 S. CHAMPLAIN AVENUE

The **Biazar Group** – of –
NORTH CLYBOURN GROUP

KITCHENS

- Contemporary Shaker cabinetry
- Granite 1 ¼" thick countertops with island seating for 3-4!
- Full tiled backsplashes
- Double bowl, stainless steel sink
- Single handle faucets, brushed nickel
- Cabinet pulls, brushed nickel finishes, various styles
- Stainless steel appliances

LAUNDRY ROOMS

Side by side washers & dryers with stainless steel shelving installed above

BATHROOMS

Primary Baths

- Oversized double vanity with 1 ¼" thick granite
- Oversized walk-in showers with benches & brushed nickel plumbing fixtures
- Frameless glass shower doors
- Separate whirlpools with brushed nickel widespread faucets
- Cool tile shower walls

Hall Baths

- Oversized single vanities with 1 ¼" thick granite
- Tub/ Shower with brushed nickel plumbing fixtures & corner shelves
- Cool tile shower walls

General Bathrooms

- White under-mount sinks
- Cabinet pulls, brushed nickel
- Single handle faucets, brushed nickel
- Granite 1 ¼" thick countertops
- Frameless mirrors or medicine cabinets. Mirror type varies per bathroom.
- Brushed nickel bath accessories

FIREPLACES

- Vent-less gas fireplaces with decorative wood mantles, wall sconces & cable/electrical outlets

FLOORING

- Oak hard wood floors throughout. Stain color varies between condos.

CLOSETS

- Brushed stainless steel closet organizers

LIGHTING

- A combination of recessed, hip surface mounted lights, pendants & wall sconces

MILLWORK/ DOORS & TRIM

- Decorative oversized crown moldings, door & window trim & tall baseboards
- Two panel solid core interior doors with 6" headers

EXTERIOR

- Solid masonry building
- Butterfly intercom system
- Outdoor Spaces:
 - All condos include a corner balcony off the living room, finished in new Trex decking.
 - Unit 204 includes exclusive roof deck, approximately 1,000 square feet, finished in Trex decking.

GARAGE

- Each condo includes (1) parking space in the private heated garage, a part of the building!