

## Residence and Building Features

### Living Areas:

- Operable 9' folding glass doors by NanaWall® or Sierra Pacific sliding French doors (per plan)
- Private balcony or terrace (tile or pedestal paver, per plan) with glass railings
- Hose bibbs and gas piping for barbeque grills on all balconies and terraces
- 9'6" ceilings throughout living areas and bedrooms
- Napoleon® Linear gas fireplace (per plan)
- Full-height Sierra Pacific aluminum clad wood windows
- Laundry hook-up (side-by-side or stackable, per plan)
- Energy-efficient LED lighting
- Sound mitigation system under floors
- Efficient heat pump heating and cooling system
- Comcast® and DIRECTV® wiring to living area and bedrooms
- Carbon monoxide detection and fire protection (sprinkler) systems

### Gourmet Designer Kitchens:

- Bosch™ stainless steel appliance package, including:
  - » 36" counter-depth, side-by-side refrigerator with ice and water dispenser
  - » 30" or 36" gas cooktop and chimney hood (per plan)
  - » 30" wall oven (single or double, per plan)
  - » Microwave (built-in or over-the-range, per plan)
  - » 24" Dishwasher
- Solid surface countertop and tile backsplash (*varies by finish package*)
- Custom cabinetry (*varies by finish package*)

### Flooring:

- Living areas: hardwood flooring, field-finished with zero-VOC natural penetrating oil (*varies by finish package*)
- Bedrooms: wool carpet (*varies by finish package*)
- Bathrooms and Laundry: tile (*varies by finish package*)

### Master Suite:

- Five-piece Kohler® bath with Hansgrohe™ polished chrome plumbing fixtures (per plan)
- Frameless glass shower enclosures and floor-to-ceiling tile shower surround
- Produits Neptune™ free-standing soaking tub (per plan)
- Dual vanities
- Enclosed watercloset
- Spacious walk-in closet

### Building Amenities:

- Centrally located in the heart of Cherry Creek North; above world-class shops, galleries, and restaurants
- Unique and striking architecture
- 6th floor rooftop terrace with plunge pool, gas fire pit, gas barbeque grills, lounge and dining areas
- State-of-the-art resident-only fitness center with strength and cardio equipment
- Lobby with video intercom system
- Controlled-access, high-speed elevators
- Controlled-access reserved underground parking
- On-site storage
- One-year home warranty

*All specifications, dimensions, finish materials, appliances, options and upgrades are subject to change or substitution by the Developer at any time without prior notice.*

## Building Facts

**HOA Dues:** HOA dues are estimated at \$4.85 per square foot per year and cover the following expenses:

- Building and amenity maintenance
- Common area and amenity utilities
- Parking garage cleaning, management, operations, repairs and maintenance
- Common area landscape maintenance
- Snow removal for building entrances, sidewalks, parking garage entrance, and amenity deck
- Periodic window cleaning and cleaning of residential patios
- Trash removal
- On-site building manager, daily janitorial service, and on-site building engineer
- Building insurance
- Initial reserves (building is under warranty for one year; reserve study to be commissioned upon building completion)

**Utilities:** Water, natural gas, and electricity for each residence will be separately tracked and billed monthly via a third party billing company.

**Property Taxes:** Property taxes are not included in the HOA dues. Tax bills will be sent to residents directly from the City and County of Denver. To estimate annual property taxes for a residence, multiply the sales price by 7.96% and then by .08309 (the current mill rate in Cherry Creek North is 83.090 mills).

**Parking:** The entrance to the parking garage is located off of the private drive between the residential building and the office building. Each residence receives a set number of reserved underground parking spaces located on the lower level of the parking garage. The spaces are behind a high speed door and accessed only by using a transponder. With the exception of a limited number of reserved executive office spaces, the lower level of the garage is for residents only.

Spaces on the upper level of the garage are for retail and office users as well as residential visitors. There is a fee associated with all guest, retail and office parking.

**Access System:** Owners will have card access into the residential portion of the project from the parking garage and the street level lobby. Visitors can contact a resident through a video intercom system from the first level of the garage or from the lobby entrance, and can be granted access onto your floor.