



The Victoria Unit 401

Very special unit upgraded with love and care by current owner, custom features include:

Interior

White-oak Swedish-finish hardwood floors throughout [Condo rules require that floors be 90%+ covered to minimize impact transmission noise to neighbors below especially in bedrooms and hallway.]

Wood burning fireplace with blackened steel surround

Fresh paint throughout in subtle Sherwin Williams designer colors (Fine China, Celery, Anew Gray, Atlantic Winter, Oatmeal, Tea & Sweet; trim is Summer White Satin finish.) Extra paint in each color will be left for new Owner.

Tons of storage: Large entry closet, utility closet, trash pick-up closet, linen closet, two wardrobe closets in guest suite, and walk-in master bedroom closet. Secured bike storage and private storage room on Level 1 of building.

Kitchen

Upgraded in 2008

Cabinets: 41" extra-tall maple-wood frame and wicker panel upper cabinets provide lots of storage with lighter look without the demands of staging the placement of items inside the cabinets required by glass panels. Lower cabinets are solid frame and panel walnut; soft-close drawers throughout with lazy-Susan corners and pull-out trays for platters provide convenient storage without back strain;

Counters: Granite slab with OG edging, full tile backsplash in white ribbed glazed porcelain panels.

Sink: Farmhouse style white enameled cast iron

Fixtures provide task and general lighting: recessed ceiling can lights, wall sconce over sink, undercabinet lights, and lighting over the cooktop from the exhaust hood.

Appliances: Monogram Convection Wall Oven, Monogram microwave/oven, Wolf induction cooktop 2016, Zephyr curved-glass exhaust hood 2016, KitchenAid Dishwasher 2021, Jenn-Air French-door refrigerator.



Primary Suite

Generous walk-in closet
Attached bathroom upgraded in 2008
Porcelain tile shower with marble bench seat, dual shower heads
Jerusalem Stone tile floor
Mahogany Vanity
Porcher Sink
Towel-Warmer radiator
Custom sconce fixtures and overhead can-lighting

Secondary Suite

Cherry-wood custom wall system including:
 Fold-down work-table
 Murphy bed
 Closet system flanking bookshelves and built-in lateral file cabinets
Guest bath updated 2008
Glass tile shower surround and walls
Mosaic marble flooring
Vanity with glass bowl sink
Pendant light over sink and recessed can lighting
Whisper quiet Panasonic fan