

## RESIDENCE FEATURES

### General residence features

- Luxurious and spacious floor plans
- Large double glazed windows
- Spacious balconies and/or patios with 8 foot glass doors
- High-efficiency individually controlled AC and heating
- High-efficiency water heater
- Double master bedrooms
- Pre-wired for networking, many telephone hook-ups
- Pre-wired for alarm system
- NTU Box – CAT-5/cable/satellite
- Extensive use of recessed lighting
- Natural stone floors in common areas
- 8" Base molding
- Case molding
- All faucets made by Kohler®
- Washer and dryer set up
- Unparalleled amount of storage space

### Elegant foyer

### Impressive gourmet kitchen

- Designed model appliances by GE® Profile with stainless steel finishes
- Designed cabinets
- Granite countertop with natural stone back splash

### Dining room

### Powder room

- Artistic lights and fixtures

### Living room features

- Pre-wired for surround speaker system and cable TV
- Flat screen TV
- Cozy fireplace surrounded by natural stone

### Artistic design bathrooms

- All fixtures made by Kohler®
- Natural stone countertop
- Showers with frameless glass enclosures
- Natural stone over shower and more
- Heat and vent

## Special Features

### Designed window in bathroom

### Master suite

- Spacious balcony access
- Large walk-in closet
- Cozy fireplace surrounded by natural stone

### Master bathroom

- His and her sinks
- Roman bath

### 2nd bedroom

- Spacious balcony access



16123 West Sunset Boulevard

1 Master Bedroom, 2 Bedrooms, 2.5 Bathrooms

## BUILDING AMENITIES

### General

- Tuscan style building, numerous balconies and patios
- Building exterior is smooth stucco in a mixed natural earth tone
- Two side entry
- Elegant design with clean lines and many arches
- Pre-cast stone and detailed finishes.
- Exterior light fixtures in charming old world finishes
- Italian designed ironwork
- Natural stone flooring
- Sophisticated common area
- 11 Guest parking area in two locations
- Security cameras around the building
- Intercom access in three locations
- Building is fully ADA compliant
- Fire sprinklers throughout
- Two-car parking in gated, subterranean garage with controlled access
- HOA \$248

### State-of-the-art gym

- High quality equipped gym with approximately 12 foot plus high ceiling
- Outfitted with flat screen TV and complete surround system

### Garden view recreation room

- 13 foot high recreation room with store front glass
- Outfitted with flat screen TV and complete surround system

### Courtyards

- Three level romantic gardens (1st, 2nd & 4th floors)
- Spectacular landscape design and artistic lighting
- Both open and covered gardens and courtyard

### Neighborhood

- 5 Minutes to the beach (equipped with recreation facilities)
- 2 Minutes to Pacific Palisades village luxury and convenience stores
- 2 Minutes to Lake Shrine
- 2 Minutes to mountains hiking trails

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