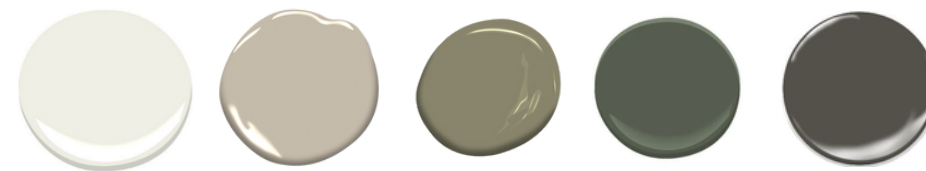




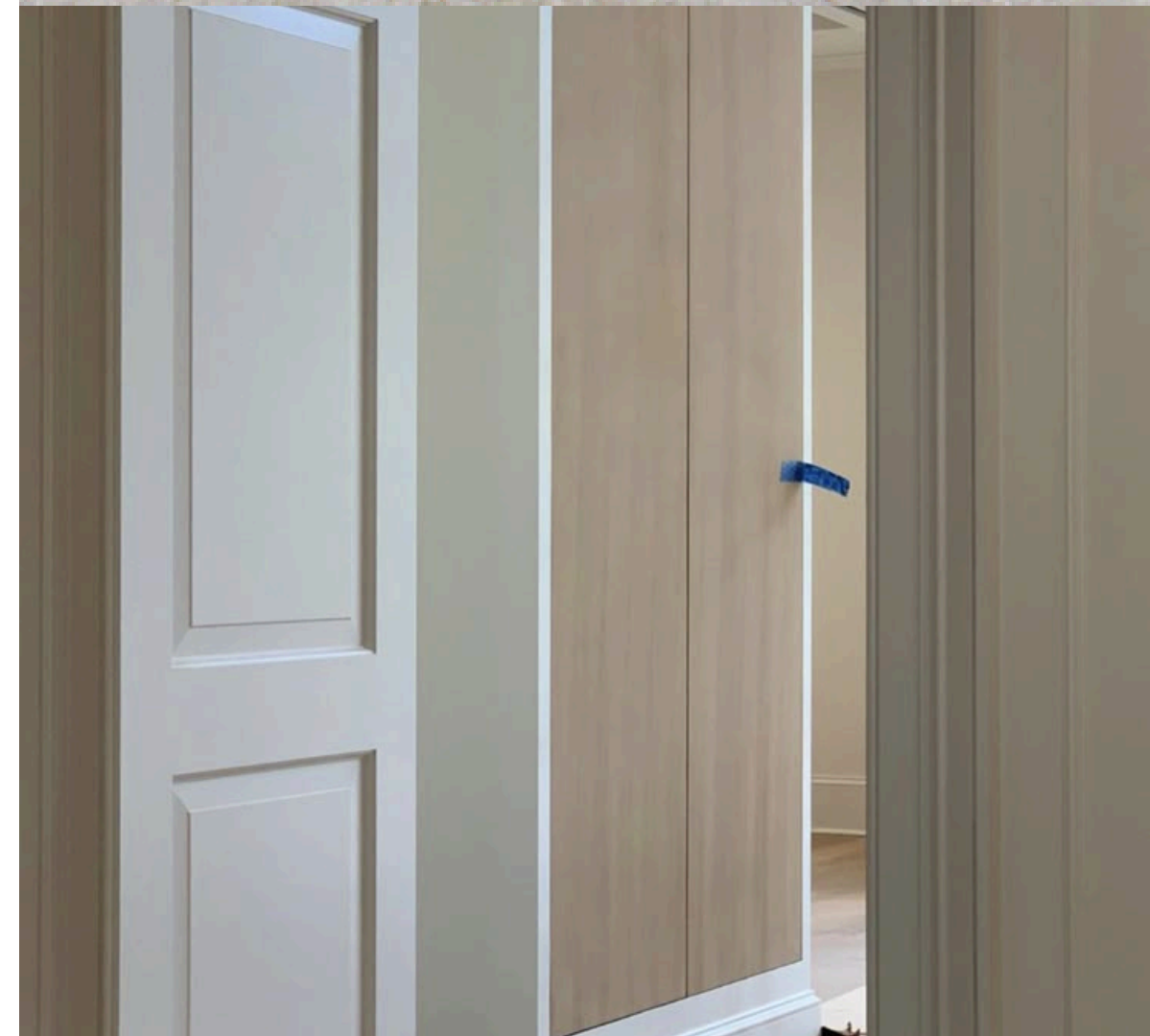
DUPLEX-DOWN

4 BED • 3.1 BA • INTEGRATED OPEN AIR LIVING

*A curated collection of two-level homes
where grounded luxury, thoughtful
flow, and tactile materials redefine
elevated city living.*



ROOTED. REFINED. WARM.



DUPLEX-DOWN

DETAILS

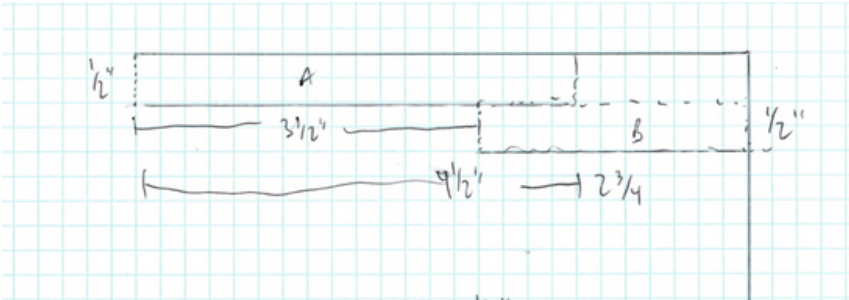
SPECS



Emtek Egg Knob + Rectangular Rosette
Polished Nickel



Doors



Custom Crown Molding

DUPLEX-DOWN

KITCHEN

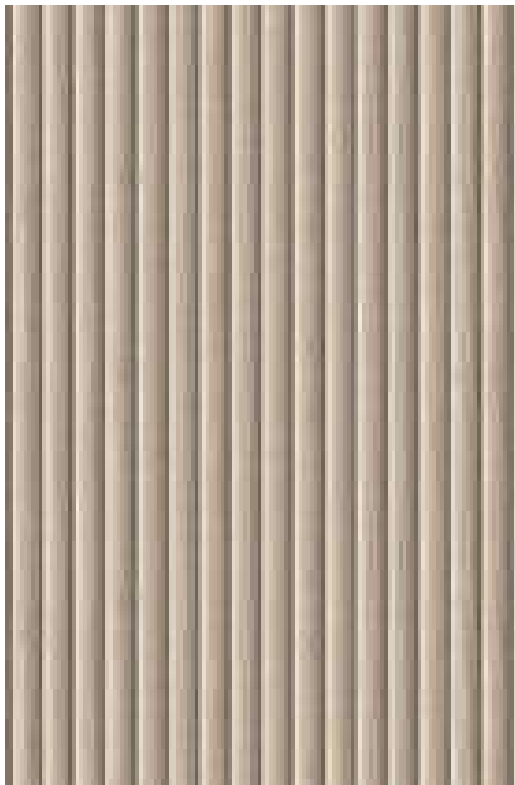
CABINET+COUNTER



Quartzite Countertop//Backsplash



Rift Cut White Oak
Slim Shaker Cabinetry



Island Side Fluted Detail



Range wall lower cabinets
Bar wall lower
Slim shaker cabinets

Painted: BM Stone Hearth



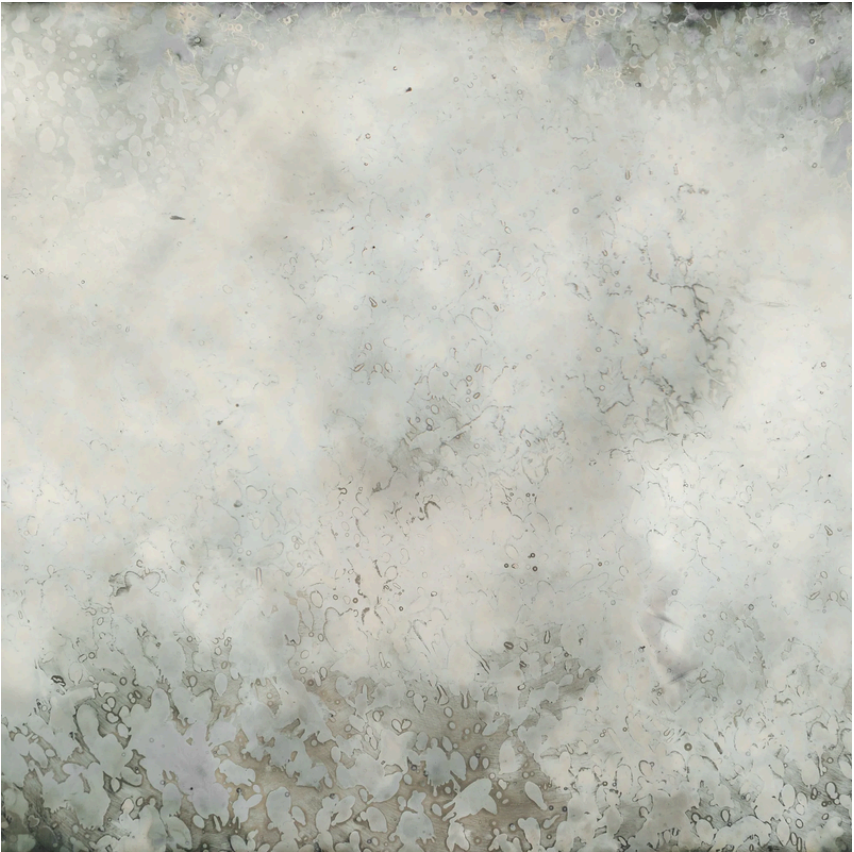
DUPLEX-DOWN

BUTLERS PANTRY

SPECS



Black Undermount sink
+ Brizo Odin Bar faucet
Polished Nickel



Antique Mirror Backsplash



Cabinets + Countertop
Brookline Knob- Polished Nickel



DUPLEX-DOWN

KITCHEN + ISLAND

SPECS



Brizo® Odin Pull Down Kitchen
Faucet with Arc Spout // Luxe Gold



Brizo®
Beverage Faucet with Arc Spout //
Luxe Gold



Brizo®
Air Switch + Dual Outlet// Luxe Gold



Brizo®
Disposal Flange+ Stopper



Morrison Pendant



Blanco Precis Super Silgrant Sink // Truffle



Brizo
PRISTIVE™ TANKLESS
REVERSE OSMOSIS
SYSTEM



TOP KNOBS:
Holden Pull (+ Essex Knob)

HONEY BRONZE

DUPLEX-DOWN

APPLIANCES

KITCHEN



Thermador T48IT100NP – 48" French Door Refrigerator, Internal Water (Panel Ready)



Thermador PRG486WDH – 48" Gas Range, 6 Burners + Griddle (Stainless Steel)



Thermador DWHD640EPR 24" Dishwasher (Panel Ready)

BUTLERS PANTRY



Thermador MD24BS 24" Microwave Drawer (Stainless Steel)



Zephyr PRB24F01BPG 24" Beverage Center, 14 Bottle Wine (Panel Ready)

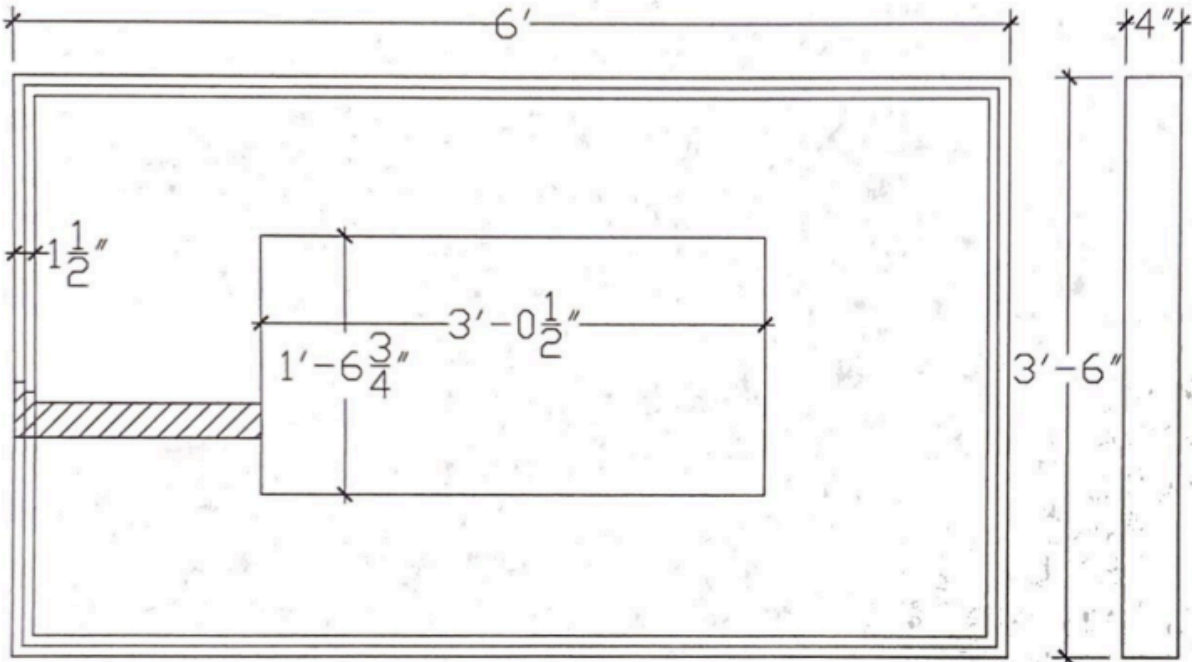
DUPLEX-DOWN

LIVING ROOM

FIREPLACE WALL



Limestone Fireplace: Standard
Marble Upgrade Available



Fireplace Design



Built-ins
Painted: Farrow & Ball Drop Cloth

Top Knobs Clarence T-Pull
Honey Bronze



DUPLEX-DOWN

POWDER

SPECS



Brizo Beauclere Faucet
+ Exposed P-Trap



Marble Clad Sink, Backsplash and Shelf
Natural Stone, Variations to be expected



Arteriors Pendant



Limewash Texture Paint
BM Vintage Vouge



DUPLEX-DOWN

PRIMARY BATH

VANITY



Brizo Invari™
Widespread deck-mounted faucet
Finish: Luxe Gold
qty: 2



Brizo Sink Drain
Finish: Luxe Gold
qty: 2



Kohler Ladena®
21" rectangular undermount bathroom sink
qty: 2



Freya Large
Vanity Sconce
4.5"W x 32"H x 3.25"D
Burnished Brass
qty: 2



Vanity Cabinet



Top Knobs
Essex Knob
Polished Nickel



Kartners
Paris - Bath Accessories
Polished Nickel



DUPLEX-DOWN

PRIMARY BATH

SHOWER



Brizo 12" Rain Can
Shower head + 10" Arm

Ceiling Mounted
Luxe gold



Brizo Adjustable Arm +
+ 7" 5-Function Showerhead Featuring H2Okinetic Technology®



Brizo Invari
TEMPASSURE® THERMOSTATIC VALVE WITH INTEGRATED DIVERTER
TRIM

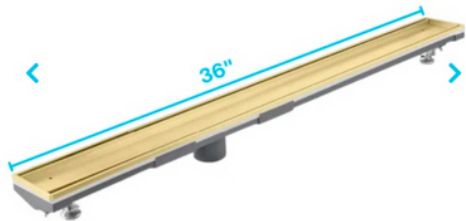


Brizo Invari
HAND SHOWER W/SLIDEBAR

Luxe gold



Steam Shower



Integrated Linear Shower Drain



DUPLEX-DOWN

PRIMARY BATH

TUB



Brizo Invari
Tub Filler
Luxe gold



Victoria + Albert
Terrassa 67" L X 32" W X 21"
Volcanic Limestone



Multi Light Pendant
Aged Brass



Heated Towel Rack
Hardwired



DUPLEX-DOWN

PRIMARY BATH

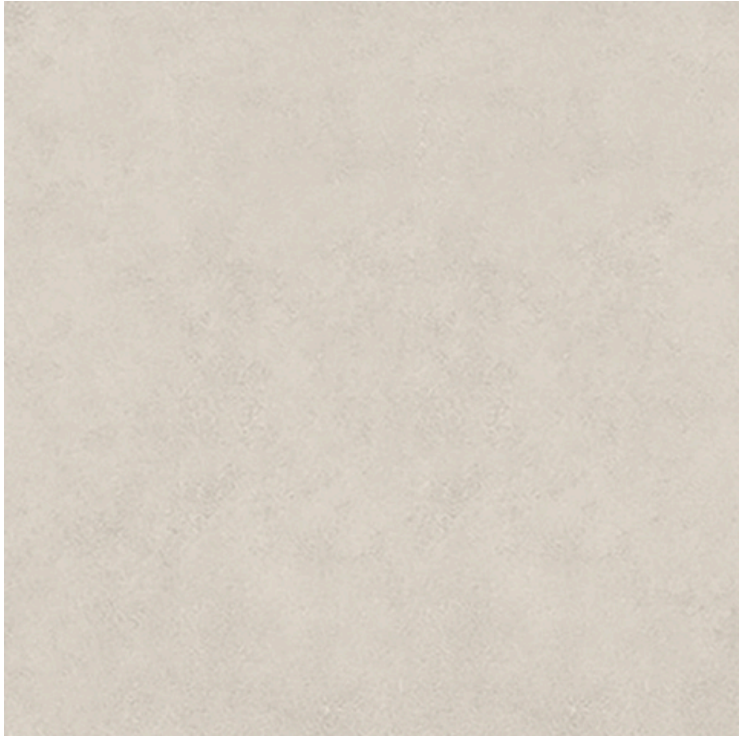
TILE + COUNTERTOP



Quartzite Countertop + Edge Detail



Pencil Tile 3/4"
to match 12x24 flat tile



Porcelain Floor Tile
36x36
Non-slip finish



Shower & Wall Tile

GH

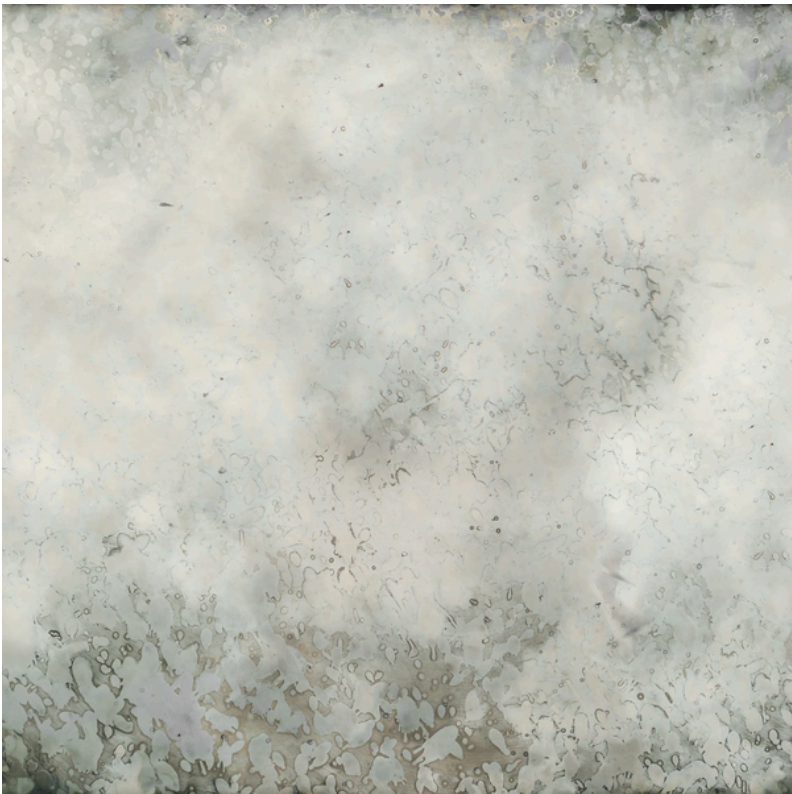
DUPLEX-DOWN

REC ROOM BAR

SPECS



Countertop + Lower Backsplash



Antique Mirror
Upper Backsplash



Brizo Odin Bar Faucet- Square Spout
Polished Nickel

+ Blanco Precis
Undermount Sink

+Arteriors Flushmount Light



SW Ripe Olive Cabinet
+Top Knobs // Honey Bronze



DUPLEX-DOWN

BATH 2

SPECS



Countertop + Backsplash
Undermount Sink



Shower tile
+ Shower + Hand-held
Column
+ Tile in Drain



Kartners Paris Line
Bath Accessories
Finish to Match Luxe Gold



Vanity



Brookline Knob
Honey Bronze



18.5" w x 43.5" h



LED 5" Sconce
Burnished Brass



DUPLEX-DOWN

BATH 1

SPECS



Countertop + Backsplash
Undermount Sink



Tub
+ Floor & Wall Tile



Bath Accessories



Vanity



Brookline Knob
Honey Bronze



18.5" w x 43.5" h

8" flushmount



DUPLEX-DOWN

LAUNDRY

SPECS



Sink & Faucet



Floor Tile



Cabinetr



Morrison Flushmount



Brookline Knob
Honey Bronze



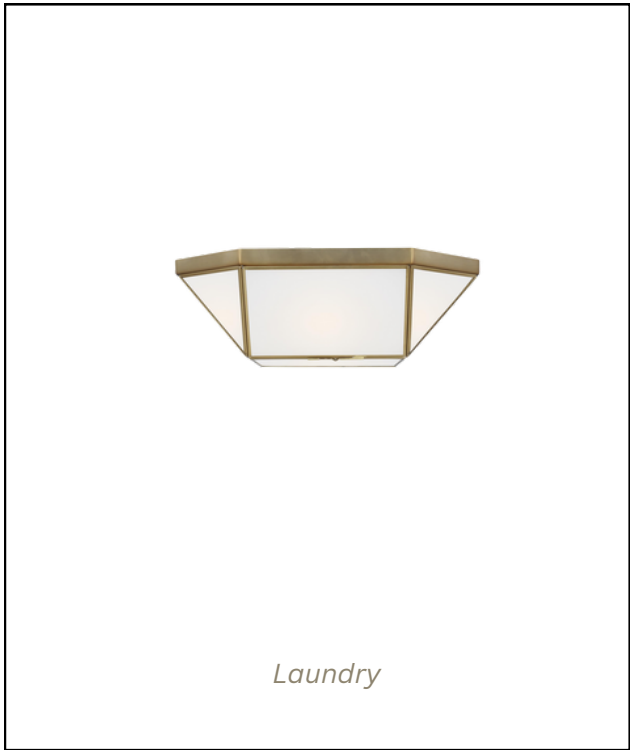
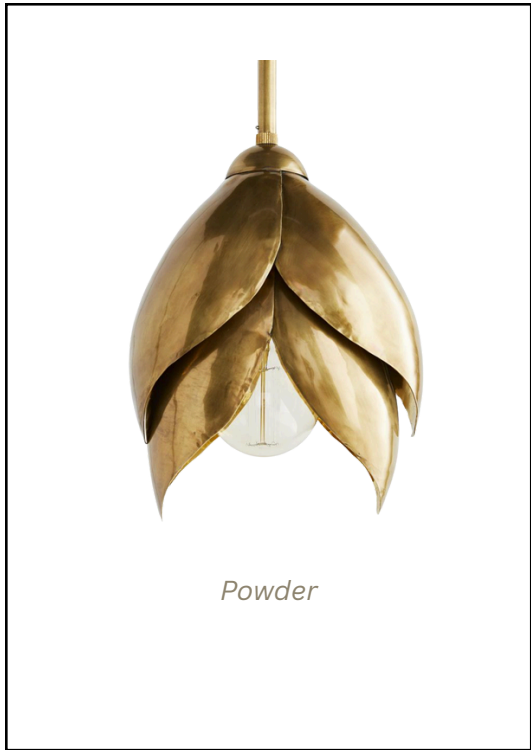
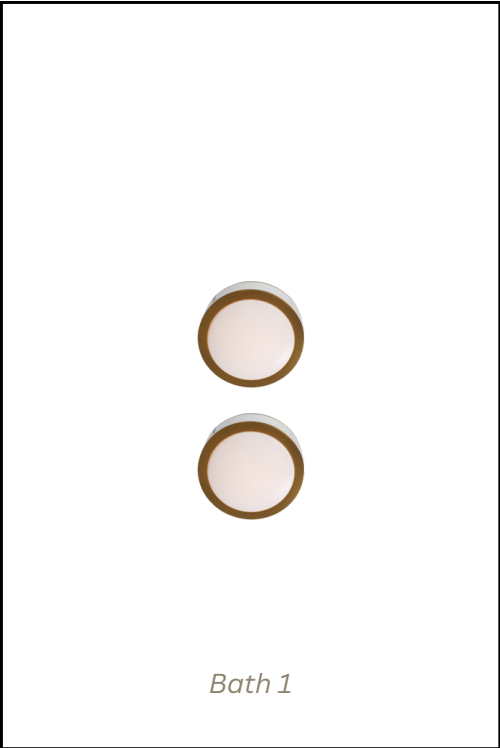
LG Tower



DUPLEX-DOWN

LIGHTING

ALL SPECS





Interior Design
by Gintare Home

BRIZO®

Lightology

EMTEK®

Thermador®★

TOTO®



A R T E R I O R S

...AND MORE