

McGilvra City Homes

Level One

Entry

- Intercom controlled entrance, allowing remote access
- Elevator access to all floors
- Custom millwork staircase with atrium
- In floor radiant heat
- Travertine stone entry foyer

Office / Theatre

- Private entrance for home office / business
- Fireplace with Absolute Black granite surround and gas log set
- Audio pre-wiring for surround sound system
- Custom entertainment center cabinets
- In floor radiant heat
- Hardwood Floor

Wine Cellar

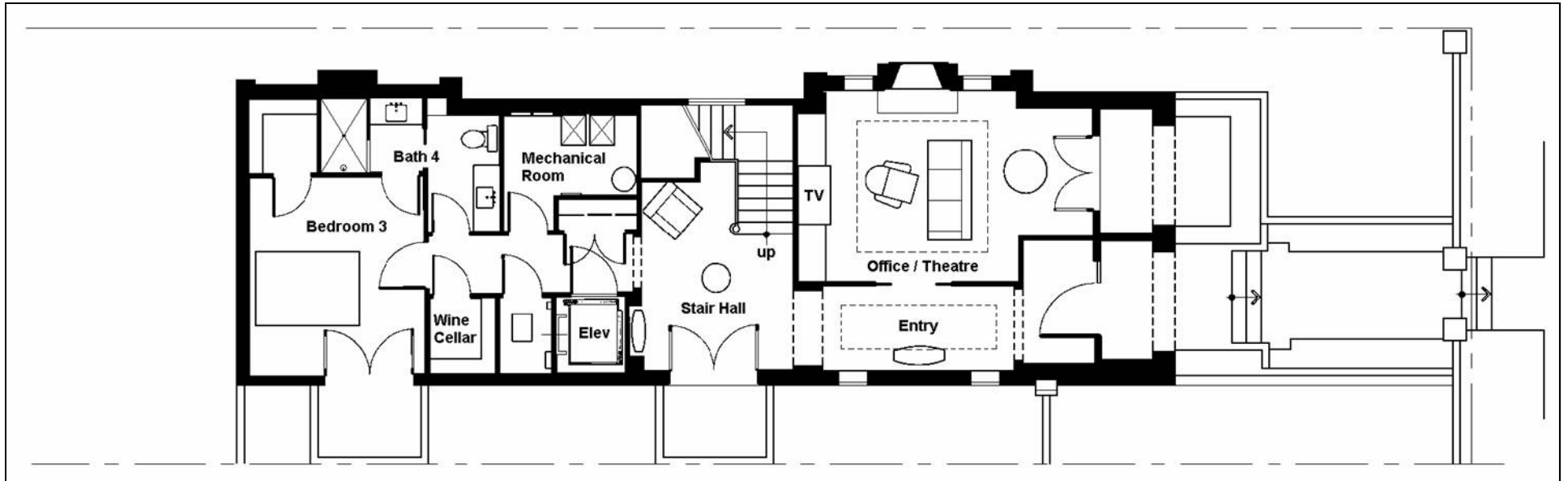
- Custom APEX Wine cellar storage for over 350 bottles

Bedroom No. 3

- French Doors to garden terrace
- Large closet, vented and plumbed for future washer & dryer
- Private bath with ceramic tile shower & floor
- Gasconge Beige limestone vanity
- In floor radiant heat

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Level One Floor Plan



Floor Area:	1,225 Square Feet	Dimensions:	Entry	16.5' x 5.5'
Terrace:	172 Square Feet		Office / Theatre	13' x 13'
Courtyard:	115 Square Feet		Wine Cellar	4.5' x 5'
Storage:	311 Square Feet		Bedroom No. 3	12' x 13.5'
			Mechanical Room	9' x 5.5'