

McGilvra City Homes

Level Two

Living Room

- French doors to terrace
- True masonry fireplace with Nero Portoro marble surround & gas log lighter
- Custom book shelves with Absolute Black granite counters & low voltage lighting
- In wall flush speakers

Dining Room

- Bay Window
- Custom crown molding
- In wall flush speakers
- Schonbek "La Scala" Chandelier
- MR-16 low voltage lighting

Gourmet Kitchen & Family Room

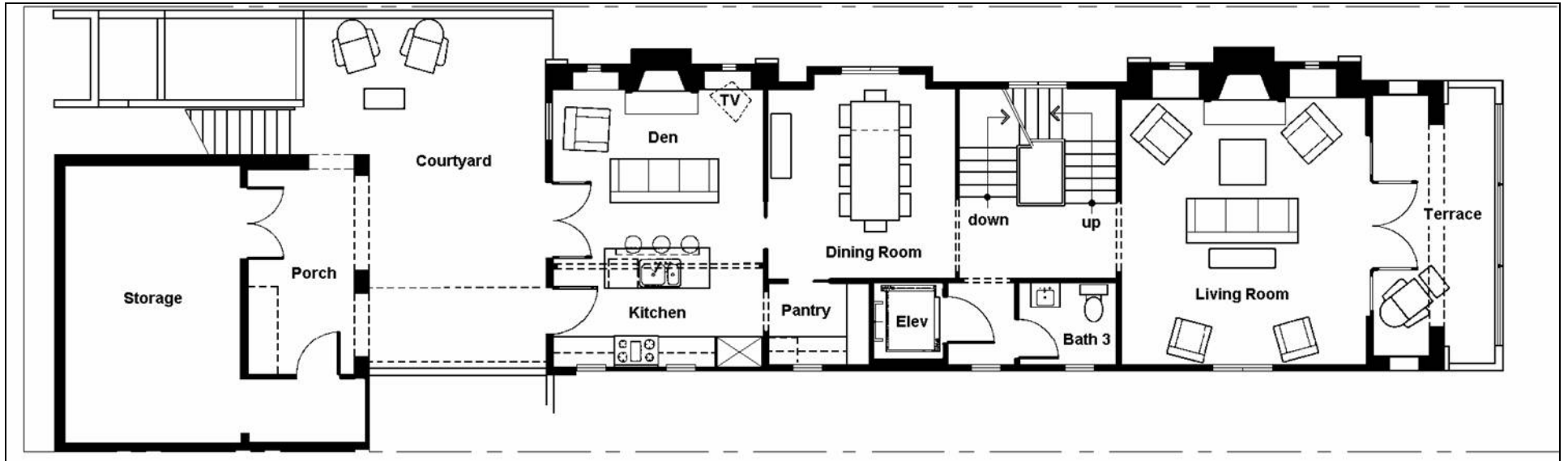
- Custom cabinets
- In wall flush speakers
- Large pantry with beverage center
- Subzero Refrigerator, six burner Viking range w/ hood, Bosch dishwasher
- New Venetian Gold granite countertops
- Fireplace with Amarillo Alicante marble surround

Private Courtyard

- Natural gas BBQ connections
- Professional Landscaping
- Drip irrigation for potted planters
- 311 SF storage unit below garage with programmable heater

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Level Two Floor Plan



Floor Area:	1,161 Square Feet	Dimensions:	Living Room	16.5'	x	18'
Terrace:	424 Square Feet		Dining Room	12.5'	x	13'
Courtyard:	115 Square Feet		Kitchen	14'	x	8.5'
Storage:	311 Square Feet		Den	14'	x	10'
			Storage	12'	x	19'