

# RESIDENCE 106

2 BEDROOM / 2 BATHROOM

## BUILDING FEATURES

- Elevator building with video doorman, package room and cold storage
- On-site garage parking
- Residents' Lounge leading to a beautifully landscaped common terrace
- Bicycle racks
- Photovoltaic Array (Solar Panels) offset common area electric use
- South façade of building covered by a living wall of ivy for aesthetics, shade from the sun and insulation
- Sun shades on the Southwest and Southeast building corners minimize solar gain in the summer and allow heat to enter in the winter
- Edge Lofts is aiming to achieve LEED Platinum certification
- Smoke Free Building
- Pet Friendly
- Artists Program Available

## RESIDENCE FEATURES

- Central heat and AC and fresh air filtration systems in every home
- 10'3" ceilings
- Energy Star Washer/Dryer in each home
- Reclaimed hardwood flooring
- Imported Italian recycled tile in kitchens and bathrooms
- Superior sound insulation with Pella floor to ceiling windows and Eco Batt insulation
- Superior sound attenuation using suppress sound break Sheetrock
- Zero VOC paint
- Stainless steel Frigidaire Energy Star appliances and Caesarstone countertops in kitchens and in bathrooms
- Ducted kitchen exhaust fans
- Balconies / Terraces on select residences
- Open cell spray foam insulation keeps your home cooler in the summer and warmer in the winter.
- 8' high doors through each home gives a loft like feel
- True Cast Iron kohler Bellwether tubs create a classic feel with a modern look



## NOTES

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