

905  
PINE  
STREET

Fact Sheet

### 5 Story Historic Brick Urban Mansion

- 4/5 bedroom
- 4 bathrooms
- Powder room
- 4,500+- square feet
- 17' wide – 57' deep – 107' lot
- 10 year approved tax abatement

### Private Rear Vertical Garden Courtyard with Built-in Grill & Fire Pit Area

- Clinton Street access through historic iron gate
- 630 square foot private courtyard with custom gray Trex deck
- Raised fire pit area with natural gas line
- Hestan 36" stone base gas grill with natural gas line & stainless steel storage
- Custom WAC outdoor lighting system including sconces & lighted steps
- Outdoor sound system
- Prewired for outdoor television

### Roof Deck

- Center City skyline and neighborhood views
- Custom 17' X 15' 3" gray Trex deck & steps
- Fourth floor access with lighted posts

### Features Throughout

- Solid white oak wide plank  $\frac{3}{4}$ " floors in custom gray white wash finish
- 12', 10' & 9' ceiling heights
- 7' – 8' solid core room & closet doors
- Custom California Closets systems
- Lithonia & Juno recessed 2" & 4" LED Lighting
- Custom iron rail staircase with horizontal step lights
- 10" base molding
- Panasonic Ultra-Quiet bath fans
- Spray foam insulation
- Sound-proof partition walls

### Main Entrance & Rear Vertical Garden Courtyard Features & Façades

- Historic brick facade
- Historic grade mahogany street front windows
- Historic grade custom solid wood entry door
- James Hardie courtyard façade 8  $\frac{1}{4}$ " cement lap siding
- Pella wood courtyard windows
- Pella 4 panel sliding door

## 1<sup>st</sup> Floor

### Living & Dining Room

- 12' ceiling heights
- Coffered ceiling
- Empire Boulevard 48" linear gas fireplace with floor-to-ceiling Porcelanosa Laja Blanco tile

### Kitchen

- Custom painted maple wood inset shaker-style kitchen cabinetry
- Quartzite countertops and marble backsplash
- Piper Crown signature drop-down breakfast bar
- Wolf 48" gas range 6 burner with griddle and dual convection oven
- Zephyr 48" vented chimney hood
- Subzero 36" stainless steel refrigerator and freezer with interior water dispenser
- Asko stainless steel dishwasher
- Wolf stainless steel microwave drawer
- Elkay 31 ½" stainless steel undermount sink
- InSinkErator ¾ HP garbage disposal
- Kohler stainless fixtures
- Sonneman sconces
- WAC under cabinet & brushed nickel recessed lighting

### Powder Room

- Porcelanosa Roble Root wall-hung wood textured soft close vanity
- Porcelanosa integrated gelcoat sink
- Porcelanosa Roble Root wood textured framed mirror
- Porcelanosa Elite Brick Silver Wood floor-to-ceiling mosaic tile wall

## 2<sup>nd</sup> Floor

### Master Bedroom Suite

- 12' ceiling height
- Custom tray ceiling with ambient cove lighting
- En-suite bath
- 12' 1" X 8' California Closets custom designed walk-in & dressing room

### Master Bathroom

- Porcelanosa Soul Stone Nature floor tile
- Porcelanosa Iced Minnesota Ash tub & vanity wall tile
- Mirabelle Ocala 66" free standing soaking tub
- Porcelanosa Lines Silver Wood Grey tub & shower wall herringbone pattern niche
- Frameless glass shower enclosure with waterfall dual rain head and hand shower
- Porcelanosa Irish Blanco shower wall tile
- Built-in shower bench
- Porcelanosa Paradise Lake Stone Blanco flat river rock style shower floor
- Custom painted white maple wood inset-style vanity
- Marble countertops
- Kohler Caxton rectangle undermount sinks
- Toto water closet with frosted glass door
- Custom floating shelves
- Radiant heat floor

### 2<sup>nd</sup> Bedroom

- En-suite bathroom
- Porcelanosa Mosaico Rodano Acero wall tile

## 3<sup>rd</sup> Floor

### 3<sup>rd</sup> Bedroom

- En-suite bathroom
- Porcelanosa Ona Blanco wall tile

### Secondary Bath Features

- Porcelanosa Park Acero large format floor tile
- Custom painted ebony maple wood shaker-style vanities
- Quartz countertops
- Kohler Caxton rectangle sinks
- Duravit 60" Architec tub
- Hansgrohe & Mirabelle fixtures
- Toto toilets

#### 4<sup>th</sup> Bedroom

- Double window tree-line view

#### Hall Full Bath

- Porcelanosa Soul Frost Nature matte floor tile
- Porcelanosa Soul Frost Nature polished wall tile
- Frameless glass shower enclosure
- Porcelanosa Paradise Mini-broken Edge Negro shower floor tile

#### Library/Lounge

- Custom wood shaker-style cabinet wet bar
- Custom quartzite countertop
- Subzero 24" beverage refrigerator with custom panel
- Elkay stainless steel undermount sink
- Mirabelle fixtures

#### Laundry

- Custom cobalt blue maple wood painted shaker-style cabinetry
- Brass hardware
- Custom quartz countertop
- Porcelanosa Park Acero floor tile
- White beveled ceramic subway tile backsplash
- Mirabelle deep stainless steel sink
- Delta brass fixture
- Custom brass drying rack

#### 4<sup>th</sup> Floor

- Exercise room/play room /office
- Roof deck
- Storage

#### Lower Level

- Two (2) Subzero wine cellar columns; One (1) 146 bottle & One (1) 86 bottle with refrigerator & freezer drawers
- Custom wenge finish shaker-style wet bar cabinetry & entertainment area
- Porcelanosa backsplash & custom countertops
- Porcelanosa Oxford Acero 3' length with both 6" & 9" width wood finish tile
- Theater area pre-wired for 84" television or projection system
- Hammered square satin nickel bar sink
- Mirabelle bar sink faucet
- InSinkErator garbage disposal
- Sonneman recessed, sconce & library lighting
- Utility room with storage and sump pump

### Systems and Unique Features

- Control 4 smart home automation system with smart access & security entry
- Pre-wired for security cameras
- Custom California Closets systems
- Interior sound system
- Security system
- Cat 5 wiring throughout
- Lennox dual zone 14 seer AC System
- Lennox dual zone energy efficient gas heat
- Pex plumbing system
- 200 amp electrical service
- Hardwired smoke & carbon monoxide detectors
- Chandelier boxes
- Panasonic Ultra Quiet bath exhaust fans
- Bradford White 75 gallon gas water heater

### Builder & Developer

Piper Crown Construction, Maxim Capital Partners

### Design & Interior Architect

Piper Crown Construction & Continuum Architecture & Design, PC

For more information, contact:

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*All fittings and fixtures are subject to Developer's right to make any changes and modifications to the plans and specifications as may be necessary in Developer's sole discretion to conform to law or to expedite due to structural, architectural or mechanical considerations provided, however any such amendments, additions or changes shall not materially or adversely affect the Purchaser, increase any obligation of a Purchaser to any adverse and material degree and any substitution of appliances, equipment or materials shall be of substantially equal or better quality. Equal housing opportunity.*

905 Pine Street  
Approximate Dimensions  
& Approximate Square Footage

Building  
56' X 17'  
4,500+- square feet

Living & Dining Rooms  
30' 1" X 16' 2"  
485 square feet

Kitchen  
16' 2" X 13' 10"  
220 square feet

Courtyard  
28' 4" X 18' 9"  
531 square feet

Master Bedroom  
16' 2" X 13'  
208 square feet

Master Bedroom Walk-in Closet & Dressing Room  
12' 1" X 8'  
100 square feet

Bedroom 2  
13' 9" X 10' 1"  
141 square feet

Bedroom 3  
13' 9" X 10' 1"  
141 square feet

Bedroom 4  
16' 1" X 11' 6"  
185 square feet

Library/Lounge  
12' 6" X 9' 11"  
120 square feet

Laundry  
7' 3" X 7' 1"  
51 square feet

Bonus Room Bedroom 5, Office, Playroom, In-home Gym  
18' 11" X 15' 2"  
290 square feet

Roof Deck  
17' X 15' 3"  
260 square feet

Lower Level  
Wine Cellar, Wet Bar & Media Room  
23' 6" X 16' 6"  
388 square feet

Lower Level  
Utility Room  
13' X 9' 6"  
124 square feet

*All dimensions provided are approximate and subject to construction variances. Plans and dimensions may contain minor variations. To obtain exact dimensions, you are advised to hire a qualified architect or engineer. Equal Housing Opportunity.*