

### Current Owner Unit Updates Since 2015

- Carrara marble floors throughout entire unit
- New lighting fixtures throughout home
- Living room slider door replaced – 2018
- Kitchen wall removed to completely open kitchen to living room
- New glass backsplash tiles in kitchen; new cabinet pulls & handles
- New kitchen under-cabinet lights
- New refrigerator - 2018
- New bedroom & bathroom doors & handles (from Studio 41)
- New master bathroom vanity (from Studio 41), comfort-height toilet, towel racks, lighting, & fixtures
- Master bathroom marble tiles around the tub/shower. (Extra marble in storage unit if someone would want to do the second bathroom shower with similar tile.)
- New second bathroom vanity (from Studio 41), comfort-height toilet, towel racks, lighting, & fixtures
- Glass replacement in both bedroom slider doors. (Not the frames.)
- New mirrored closet doors.
- Updated electrical panel (new panel)
- New furnace and central air compressor - 2015
- New water heater - 2017
- New baseboard heaters in both bathrooms
- Painted throughout - 2015

## Building Information

- Monthly Assessment: \$807.36 (includes: cable, internet, parking, water, exercise room & pool).
- Total number of units: 226; Percentage of Owner Occupancy: 99%
- Rental restrictions: Renting only allowed in cases of hardship
- Reserves: \$1.8 million
- Pet rules: 2 pets per unit. All pets must be registered with management office.
- Storage cage #160 (2<sup>nd</sup> floor, west room)
- Parking #61 (3<sup>rd</sup> floor) with bike rack in front
- Laundry room (3<sup>rd</sup> floor)
- Sundeck (3<sup>rd</sup> floor & 4<sup>th</sup> floor)
- Outdoor Pool (3<sup>rd</sup> floor)
- Exercise room (3<sup>rd</sup> floor)
- Party room (4<sup>th</sup> floor)
- On-site management office (4<sup>th</sup> floor)
- 24-hour door staff
- Guest parking (fee)

## Recent Building Upgrades

- New elliptical machine in fitness center 2018
- Removed fountain and installed new landscaping in front of building 2016
- New fob control system 2016
- New camera system 2015
- Garage Restoration Project 2014
- Implemented KeyLink system 2014
- Electrical updates 2013-2014
- Implemented new building website BuildingLink 2013
- Painted residential corridors 2013
- New Booster Pumps 2013
- Life Safety Project 2012-2013
- Elevator modernization project 2012-2013
- Re-tiled health club bathrooms 2011
- Remodeled Recreation Room 2011
- New main roof (complete tear off) and 2 new RTU's (corridor heaters) 2009-2010
- Balcony refurbishing 2004-2007
- North Garage Roof reroofed 2004
- Tuckpointing and glass sealing 2003-2004