

# ONE CLINTON BROOKLYN HEIGHTS

## Sales Gallery

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### Services and Amenities

- Full-service building with 24-hour attended lobby and Resident Manager
- Package room with refrigerated storage
- Sky Lounge with full entertaining kitchen, bar and Terrace in double height space
- Landscaped terrace with grilling stations and outdoor lounge spaces
- Fitness Center with yoga studio, sauna and hot tub adjacent to the terrace
- Children's Center with indoor and outdoor active play areas
- Fully sound attenuated Screening Room and music rehearsal space
- Residents' Study
- Bicycle storage
- Private storage available for purchase
- Underground self-parking garage spaces available for purchase
- High capacity laundry room
- Dry cleaning valet service
- WiFi in common areas

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### Lobby

- Elegant bronze canopy marking the double height residential entrance
- Coastal gray limestone floor tiles cut in a custom chevron pattern
- Polished Venetian plaster walls
- Bronze and white-washed oak detailing throughout
- Custom Gabriel Scott Welles alabaster glass and brass chandelier
- Decorative light fixtures from Allied Maker and Rich, Brilliant, Willing
- Reception desk with antiqued blackened brass detailing

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### Residence Features

- All units have gracious layouts and oversized picture windows
- Typical ceiling heights in living spaces are approximately 9'-10"
- 8'-0" tall doors with polished nickel hardware from Hamilton Sinkler
- Custom apartment entry doors with black travertine entryway and marble inlaid door lever
- 8" tall baseboard moldings
- 7" wide plank solid white oak flooring
- High efficiency washer and dryer in each residence
- CAT6 ethernet wiring to multiple outlets in each residence
- All residences are Verizon FIOS and Spectrum ready for phone, cable TV and Internet
- Multi-zoned heating and cooling system

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### Kitchens

- Custom white oak kitchen cabinets with matte lacquer finishes, custom detailing and hardware
- Statuarietto marble island with counter seating
- White quartz composite working side countertops
- Carrara marble backsplash
- Liebherr fully-integrated refrigerator and freezer with custom panels and pulls
- Bertazzoni Pro Series stainless steel gas range with integrated hood
- Miele Pureline Direct Select Series speed oven
- Bosch 800 Series dishwasher with custom panels and pulls
- Uline Wine Captain wine fridge with custom panels and pulls in select residences
- Rohl Lombardia polished nickel modern kitchen faucet

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### Primary Bathroom

- Radiant heating in floors
- Custom grey lacquer vanity with stone top and polished nickel legs in one bedroom residences
- Custom white oak vanity with curving polished nickel console legs in 2-5 bedroom residences
- Terra Marine marble wall tile
- Bianco Dolimiti floor tile in a custom chevron pattern
- Walk-in showers with glass tile walls in 2-5 bedroom residences
- Custom designed MTI 65" soaking tub in select residences
- Rohl thermostatic shower with rain head and hand wand
- Juniper lighting

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### Secondary Bathrooms

- Prima Bianco marble custom vanity
- White penny floor tile
- Smoke embossed wall tiles
- Rohl Lombardia polished nickel plumbing fixtures

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### Powder Rooms

- Shagreen ceramic wall tile in custom herringbone pattern
- Basaltina floor tile
- Bleached white oak wood molding
- Wallace Creek brushed marble custom vanity tops
- Rohl wall mounted brass faucet