

S E V E N
H A R R I S O N
T R I B E C A

P E N T H O U S E - R E S I D E N C E F E A T U R E S

RESIDENCE OVERVIEW

- Custom designed by AD100 architect Steven Harris
- Full service, 24-hour attended lobby
- 4,229 square foot duplex residence
- 2,351 square foot landscaped terrace with reflecting pool
- North and south living rooms
- Formal dining room
- Eat-in chef's kitchen with stainless steel scullery
- 4 bedrooms
- 4 bathrooms
- Powder room

RESIDENCE FEATURES

- Entertaining floor occupies entire top level of the building, offering complete privacy and open 270-degree exposures with excellent views of Tribeca and the downtown skyline
- Sumptuous landscaped terrace designed by Rees Roberts + Partners (see below for more information)
- Custom designed window-wall system by Sky-Frame featuring oversized glass panes of up to 20' wide throughout entertaining spaces
- Hydronically-heated slab limestone flooring throughout entertaining spaces
- Private staircase with oversized skylight measuring 6' x 15'
- Two living rooms (north and south)
- Formal dining room facing directly onto reflecting pool
- Master bedroom suite with 3 exposures and generous en suite bathroom, dressing room and closets
- Ceiling heights up to 10'6"
- Direct elevator access to private entrances on both levels
- Gas fireplace (convertible to wood burning) in north living room with custom-designed solid limestone mantel
- Oversized landmarks-approved double-hung wood windows by Dynamic Architectural Windows and Doors (bedroom level only)
- Can be combined with Residence No. 10 for a total of 6,434 square feet

LANDSCAPED TERRACE

- Designed by Rees Roberts + Partners
- 12 mature trees, each 15-20' tall and seamlessly flush-planted into sunken tree beds beneath stone terrace
- Substantial additional flush-planted landscaping including perimeter hedges, multiple additional trees (each 10-12' tall) and english ivy in selected locations
- Reflecting Pool measuring approximately 300 square feet with black pebble base
- Slab limestone floor pavers (to match interior flooring)
- Outdoor kitchen featuring built-in Wolf gas barbeque and Subzero refrigerator and ice maker
- Extensive irrigation and outdoor lighting systems

RESIDENCE FINISHES

- Entrance foyer with custom bleached walnut paneling
- Flush base, door and window surrounds
- Cerused oak interior doors with Nanz hardware in polished nickel
- Linear HVAC diffusers in all rooms
- Recessed Element halogen lighting throughout entertaining spaces optimized for furniture and art placement
- Specialty lighting fixtures by Louis Poulsen in selected locations
- Forbes & Lomax Invisible light switches with polished nickel knobs
- Plaster cornices by palladio mouldings
- 5" wide-plank rift and quartered oak flooring in extra long lengths (bedroom level only)

BATHROOMS

- Plumbing fittings by Barber Wilson of London
- Flooring and countertops of honed Imperial Danby marble slabs
- Full-height walls of honed Thassos marble tiles
- Custom Corian wall paneling in selected locations in master bathroom
- Custom cerused oak vanities with Kohler under mount sinks
- Zuma soaking tubs (6' tub in master bathroom and 5'6" tub in second en suite bathroom)
- Curbless shower with concealed drain and frameless Starfire glass shower doors in master bathroom
- Toto commodes
- Nuheat radiant floor heating in master bathrooms

KITCHEN

- Custom bleached walnut cabinetry
- Honed Imperial Danby marble slab countertops with backsplashes in honed slab Thassos marble
- 60" Wolf 6-burner range with griddle and double ovens
- 60" Wolf vented range hood
- Two 27" Sub Zero integrated refrigerator/freezers
- Two Miele Dishwashers
- Two Double-basin stainless steel sinks with Vola plumbing fixtures
- Separate Stainless Steel scullery

ADDITIONAL FEATURES

- Pre-wiring for home automation
- Pre-wiring for power window shades
- Oversized laundry room with sink and side-by-side LG large-capacity washer and vented dryer
- 65 square foot storage room in basement

