

specifications

Crisp and fresh. To see the true quality of something look carefully at the details. The fit and finish are an indication of the care and attention that goes into your home. And when something fits just right, you might say that it has a 'crisp' finish. And 'fresh' because you won't find this elsewhere. Pomaria is a true original inside and out.

at first blush

- Architecture by award winning Rafii Architects
- Spacious open-air balconies and roof decks
- Double height lobby with internal and external landscape feature
- Year round comfort with Geothermal - source space heating and air conditioning
- Full service 24 hour concierge
- Bike storage facilities
- Individual out-of-suite storage facilities
- Lushly landscaped courtyard with a 60-foot reflecting pool
- State-of-the-art building technologies
- Engineered concrete construction featuring 8" thick reinforced concrete floors and ceilings
- Acoustically engineered, low 'E' and double glazed oversized floor-to-ceiling windows
- pomaria spa and garden including:
 - Men's and women's individual steam rooms with private change and shower facilities
 - Co-ed sauna
 - Fully equipped fitness facility with state-of-the-art cardio equipment, free weights, universal gym and rejuvenating yoga area, all opening onto an outdoor terrace.
- Conference room
- Flexible use, fully furnished Garden Lounge with fireplace adjacent to the lobby

the inside story

- Interior design by Robert Ledingham Design
- Interior finishes, equipment and appliances selected using LEED (Leadership in Energy and Environmental Design) standards as a guideline, including such things as paint, carpets, windows, wood, cabinets, and heat pumps
- Solid 8-foot stained oak suite entry doors
- Over-height ceilings of approximately 9 feet in the majority of the living areas
- Expansive floor-to-ceiling window walls with roller blinds
- Over-height 7 foot high & 1 3/4" thick stained wood veneered interior doors with imported European hardware
- Wool carpet in bedrooms
- Wool carpet inlay with 12" x 24" imported Italian porcelain tile surround in majority of living areas
- 12" X 24" Imported Italian porcelain tile in entry, kitchen, bathrooms and storage
- Smooth finished painted ceilings throughout
- Custom-made flat profile 4 1/2" painted baseboards and 3 1/2" door casings
- Recessed pot lights throughout
- Decora-style light switches
- Convenient in-suite storage
- Water and energy efficient, GE extra large, stacking front-loading washer and dryer

a cook's garden of eden

- Gourmet appliance package:
 - Sub-Zero 30" and 36" refrigerator* with integrated wood panel front and ice maker
 - GE Monogram 36" Stainless Steel 5 burner Gas Cook Top
 - GE Monogram 30" Stainless Steel, European design convection wall oven
 - GE Monogram dishwasher with integrated wood panel front
 - Faber Crystall 36" fully integrated hood fan
 - GE Stainless Steel full size built-in microwave oven
 - GE large capacity 1/2 horsepower in-sink disposal
- Solid 1 1/4" custom stone counter tops with back painted glass backsplash
- 8-foot high custom stained oak cabinetry with satin nickel door hardware
- European stainless steel "blumotion" closer and impact resistant cabinet door hardware
- GROHE single Lever "ladylux café" series chrome kitchen faucet with pull out head
- "Kindred" stainless steel under mounted sink

bathrooms

- "Sterling" Double flush water conservation toilets by Kohler
- Custom stained oak cabinetry with satin nickel door hardware
- Solid 3/4" custom stone counter tops with under-mount or cantilevered basin
- GROHE "Atrio" series chrome bathroom fixtures
- 12" X 24" back painted glass tile tub and shower surrounds
- Frameless, 10mm-thick glass shower enclosures and doors with imported hand-laid Italian porcelain tile shower base**
- 5 foot drop in custom made soaker tub with stone deck and apron**
- Imported European contemporary style chrome towel bar
- Oversized round mirror with frosted edge detail

safety and security

- Secured, keyless garage and lobby entrances with security cameras
- Controlled access, visitor and owner parking with monitored entry system on your television
- "Technology ready" – with additional tel/cable/data outlets and CAT 5E wiring
- All homes pre-wired for in-suite security system
- State-of-the-art fire protection system including centrally monitored sprinklers and smoke detectors in every suite
- Limited access computer programmed security to each floor in the tower
- Elevators equipped with monitored emergency telephone
- Fully secured underground parking with video camera and emergency alert buttons
- Third party warranty insurance by St. Paul Guarantee Insurance Company, providing coverage up to 10 years