

# Residence Park 11A

Interior

3,917 Square Feet

363 Square Meters

Outdoor

372 Square Feet

34 Square Meters

**3 Bedrooms plus Media Room/Bedroom 4  
4 Bathrooms plus Powder Room**

Gallery

Sunken Loft Great Room on Park  
with Wood-Burning Fireplace and  
12' 4" Ceiling Height

Formal Dining Room on Park

Master Bedroom Suite on Park with  
Wood-Burning Fireplace

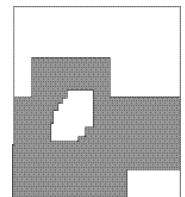
Master Bathroom on Park

Eat-in-Kitchen/Family Room  
with Walk-In Pantry

Media Room/Bedroom 4

Study Area

Private, Large Outdoor Room on Park



Gramercy Park North

All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. Dimensions are maximum overall subtract cutouts. We reserve the right to make changes in accordance with the applicable offering plan.

Sponsor: GPH Partners LLC, 475 Tenth Avenue 11th Floor New York NY 10018

The complete offering terms are in an Offering Plan available from Sponsor; File No. C04-0008.



## Residence Park 11A

### Residence Features

- Access to a private key to Gramercy Park
- Private full floor with direct Park views from Formal Dining Room, Master Suite Bedroom and Bathroom, and Outdoor Room
- Private entrance to Gramercy Park Hotel and its rooftop garden
- Private, large Outdoor Room with direct access from Sunken Loft Great Room
- Panoramic, 180-degree, North-South views through floor-to-ceiling glass
- Sunken Loft Great Room with 12' 4" ceiling height
- Wood-burning fireplace in Sunken Loft Great Room features John Pawson custom-designed 9' wide by 6' tall travertine slab surround and bench
- Gallery ideally proportioned for the display of art
- White oak wood flooring
- Flush wall base
- Painted sliding pocket doors with Valli & Valli designed door pulls
- John Pawson custom-designed, built-in closets made in Italy, with factory painted wood doors to match wall color
- Valli & Valli hardware
- Miele washing machine and dryer

### Eat-in-Kitchen/Family Room with Walk-in-Pantry

- John Pawson custom-designed, Varenna cabinets in American cherry wood
- Stainless steel counter top in satin finish
- White Corian backsplash
- Island crafted of American cherry wood with satin-finish, stainless steel counter top, and built-in dining counter
- Recessed lights at all overhead cabinets
- Vola fixtures
- Miele 36", five-burner stainless steel gas cook top
- Miele 36" stainless steel, fully-vented exhaust hood
- Miele 27" stainless steel electric convection oven
- Miele dishwasher with integrated American cherry wood front panel
- 36" Sub-Zero refrigerator with integrated American cherry wood panel front
- GE stainless steel microwave, concealed in kitchen cabinet
- GE garbage disposal
- Recessed pin spot down lights

### Master Bedroom Suite

- Direct Park view
- Wood-burning fireplace with John Pawson custom-designed travertine slab surround and bench
- Master Bathroom
  - Direct Park view
  - White oak wood flooring

- Imported etched glass wall tile in matte finish
- John Pawson custom-designed double vanity featuring counter top and sink carved from honed, veincut travertine; white oak wood drawers and shelf; and concealed lighting
- John Pawson custom-designed medicine cabinet flanked by frosted glass panels with integrated lighting
- Vola fixtures in satin chrome finish
- Kaldawei Centroform oversized white oval tub with honed, veincut travertine surround
- White Corian recessed shelf with concealed lighting at tub
- Oversized, enclosed shower stall with imported etched glass matte-finished tile walls, etched glass door, and honed, veincut travertine floor
- Wall-mounted Duravit toilet with concealed cistern
- Dornbracht stainless steel towel bar and toilet tissue holder
- Runtal towel warmer in satin nickel finish
- Recessed pin spot down lights

### Second Bathroom

- White matte-finish tile on floors and on tub or shower surround
- Duravit Vero white cantilevered sink
- Kohler Stillness sink fixtures in brushed chrome finish
- Kaldawei bathtub or glass enclosed shower stall with Kohler brushed chrome fittings
- Kohler toilet
- Dornbracht stainless steel towel bar and toilet tissue holder
- Built-in medicine cabinet
- Recessed pin spot down lights

### Powder Room

- White oak wood flooring
- John Pawson custom-designed vanity featuring counter top and sink carved from honed, veincut travertine; white oak wood drawers and shelf; and concealed lighting
- Vola sink fixtures in satin chrome finish
- Wall-mounted Duravit toilet with concealed cistern
- Dornbracht stainless steel towel bar and toilet tissue holder
- Recessed pin spot down lights

### Outdoor Room

- 23' 3" x 16' 5" Terrace
- Direct Park view
- 2' x 2' pigment-dyed concrete pavers
- Hose bibs
- Electrical outlets



Sponsor reserves the right to substitute equipment or materials as per the offering plan.  
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