

IRIS

TRIBECA

FACT SHEET

BUILDING AMENITIES

- Attended lobby with cold storage
- Children's Play Area
- Outdoor landscaped terrace with water feature
- Resident's lounge with screening area
- Fitness Center
- Rooftop terrace
- Heated Sidewalks at Residential Entrance
- Private Storage*

DOUBLE-HEIGHT LOBBY

- Poured terrazzo flooring
- Rich oak wood wall panels
- 13' custom blown glass chandelier by Bel Vetro Studios
- Custom corton steel sculptures by Kenneth Nilson
- 19' waterfall cascades over corduroy textured brown limestone by Marron Grecale

RESIDENCES

- Full-floor or half-floor residences
- Open views of the Lower Manhattan streetscape and New York City landmarks
- Floor-to-ceiling glass curtain wall
- Frameless glass balconies
- Argon gas-filled windows for superior sound attenuation, energy efficiency, and UV ray blockage
- 6" wide-plank, European oak floors in Mondo Novo Matte by Mercier
- Miele washer and dryer closet
- High-efficiency, water-sourced central A/C and heating system
- Pre-wired for Smart-Home technology
- Solid-core doors with satin stainless-steel hardware
- Duplex residence interior staircases by Morretti
- Sound engineered apartments with specialized acoustic flooring (high STC and IIC rating) and sound dampening windows

KITCHEN

- Custom desert-oak cabinetry with back tinted glass doors and under-cabinet lighting
- Polished Statuary marble slab back-splash and countertops imported from Italy
- Top-of-the-line appliance suite by Miele, Wolf, Viking, and Sub-Zero
- Elkay stainless-steel undermount sink fitted with Hansgrohe faucet

PRIMARY BATHROOM

- Polished onyx porcelain slab walls by Ariostea Ultra Onici
- Honed Walnut Brown marble floor
- Wetstyle oval-shaped freestanding bathtub
- Glass-enclosed walk-in shower with slatted teak floor
- Corian Glacier White custom sinks
- Hansgrohe accessories in polished nickel
- Wall-mounted Duravit commode
- Hydronic towel warmer
- Radiant floor heating

SECONDARY BATHROOM

- Polished Walnut Brown marble wall tile
- Honed onyx porcelain floor tile by Ariostea Ultra Onici
- Corian Glacier white custom sink
- Kohler Maestro tub paneled in walnut brown marble
- Glass-enclosed walk-in shower
- Hansgrohe accessories in polished nickel
- Toto commode
- Radiant floor heating

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All measurements are approximate and subject to normal construction variances and tolerances. The complete offering terms are in an offering plan available from Sponsor. Sponsor reserves the right to make changes in accordance with the terms of the offering plan. File No: CD13-02841. Sponsor: ABN Realty LLC, 420 Madison Avenue, 8th Fl., New York, NY 10017. Exclusive Sales and Marketing by SERHANT. New Development. Equal Housing Opportunity.

