

ELITE AUCTIONS

330 LAS COLINAS BLVD. E. #1522
IRVING, TX 75039

Property Description: Opulent penthouse condominium with panoramic views - downtown Dallas, Addison & Las Colinas. Custom maple cabinetry surrounds every room with exquisite lighting. Floating kitchen with fire-torn granite and a huge island. Built-in cabinets throughout this two bedroom two bath open floor plan. Master bedroom has built-in king size bed. Second bedroom has study with built-ins. Master bath has lit alabaster counter and concealed television.

Penthouse Basic Information: 2 Bedroom/2 Bath/Covered Balcony & Large Terrace/3 Parking Spaces/Large Storage Room; 3169 square feet. Only 6 units on the 15th floor

PROPERTY FEATURES:

- Custom maple cabinetry throughout – milled from one tree from South Africa from the 1800s. Interior of closets also constructed of maple. Tons of storage. Certificate of authenticity not available
- Open floor plan perfect for entertaining
- Bleached oak floors with herringbone pattern
- Unique ceiling architecture with custom lighting
- Slit air outtakes
 - 2 Humidifiers to keep wood conditioned properly
- Automatic electric shades cover walls of plate glass windows
 - Entryway
 - Marble entryway
 - Huge closet with frosted glass & maple doors
 - Built-in bench with buttery soft leather
- Living Area
 - Huge open space
 - Custom lighting – color options for mood lighting
 - Built in cabinetry and lighted display lighting
 - Lighted display cabinets with glass shelves and doors
 - Multiple sitting areas

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- Pre-wired for media components
 - Media cabinet and shelves
 - Large display closet constructed of maple
 - Marble panel wall
- **Dining Room**
 - Wall of lighted display cabinets with glass shelves and doors
 - Storage cabinets made of maple to store china, silver and servicing pieces
 - Located adjacent to kitchen
- **Kitchen**
 - Floating kitchen architecture
 - Beautifully fire-torn marble counter tops
 - Appliances disguised by cabinet fronts
 - Huge island
 - Two refrigerated drawers
 - Induction stove
 - Appliance Garage
 - Viking double ovens & microwave
 - Sub-zero refrigerator with maple front
 - Two sinks made of composite stone
 - Pendant lighting surrounding eat-at bar
 - Unique ceiling with integrated lighting feature
- **Butler's Pantry**
 - Located adjacent to kitchen
 - Floor to ceiling maple storage cabinetry
 - Small prep counter top
- **Master Bedroom**
 - Maple paneling
 - Built-in king sized bed with side cabinets and behind pillow storage area
 - Integrated bed lighting
 - Storage cabinets surround the room
 - Flat screen television mount
 - Floor-to-ceiling windows on two sides of the room with automatic two-layer electric shades including black-out shades
 - Huge walk in closet with built-in chest of drawers – made of maple
 - Gorgeous solid wood & glass shoji door with frosted glass for privacy
- **Master Bathroom**
 - Dual sinks
 - Under lit gorgeous stone counter top in an L-Shape
 - Television behind 2-way mirror
 - Sitting area at entry with additional storage made of maple
 - Walk-in closet with dresser drawers, shelves, and additional hanging space
 - Recessed lighting & sconces

- Large walk-in shower with seat and rimless shower enclosure
- Water closet with European toilet and bidet
- Honed marble flooring
- **Utility Room**
 - Accommodates full-sized front washer & dryer
 - Quartz countertop for massive folding area
 - Huge safe to convey
 - Water softener
 - Build-in ironing board
 - Conveniently located off Master Bath
- **Second Bedroom**
 - Built-in Headboard
 - Maple storage cabinets surround the room
 - Office space with maple built-in desk, drawers, and shelves
 - Floor to ceiling windows with electronic shades
 - Cedar lined walk-in closet with cedar lined chest of drawers
- **Guest Bath**
 - Alabaster counter top vanity
 - Wall of built-in maple cabinetry
 - Bath with shower
 - European toilet
 - Honed marble flooring
 - Sconces and recessed lighting
- **Covered Balcony**
 - Large covered balcony can accommodate loveseat and lounge chairs
 - Iron railing
- **Huge Walk-out Terrace**
 - Built in kitchen area with 5 millimeter granite counter tops
 - Granite counter rolling island
 - Water spicket on terrace
 - Iron Railing
 - Adjacent to Private Penthouse Terrace with gate to expand to this terrace
- **Parking**
 - 3 lower level parking spaces side-by-side
 - Gated security entrance
- **Storage Room**
 - Private storage room
 - Approximately 20' X 8'
 - Locking Door
 - Timed lighting feature