

CHELSEA MODERN

/ 447 W 18 FLOORPLAN

GALLERY DUPLEX
RESIDENCE 2

2005 EXCELLENCE IN ARCHITECTURE AWARD
AIA ARCHITECTURAL AWARD PROGRAM

BUILDING SERVICES + AMENITIES

ROUND-THE-CLOCK CONCIERGE/DOORMAN
FITNESS CENTER + STEAM ROOM
LANDSCAPED GARDEN WITH LAWN
ROOF DECK LOUNGE
COLD STORAGE

RESIDENTIAL FEATURES

MAPLE FLOORS IN SATIN FINISH
CEILING HEIGHTS OVER NINE FEET
KITCHENS + BATHROOMS INDIVIDUALLY DESIGNED BY AWARD-WINNING ARCHITECT AUDREY MATLOCK
INDIVIDUALLY CONTROLLED HEATING + COOLING SYSTEMS
WASHER AND DRYER IN ALL RESIDENCES

KITCHEN FEATURES

TERRAZZO FLOORS
HONED QUARTZITE COUNTERTOP
UNDER-MOUNTED STAINLESS STEEL SINK
PEGASUS STAINLESS STEEL KITCHEN FAUCET WITH PULL-OUT SPRAY
INDIVIDUALLY DESIGNED STAINLESS STEEL LOWER CABINETRY
INDIVIDUALLY DESIGNED LOW IRON WHITE GLASS UPPER CABINETRY WITH UNDER CABINET LIGHTING
DEEP KITCHEN CABINETS DESIGNED TO ACCOMMODATE BOTH EUROPEAN + AMERICAN DINNERWARE
VIKING STAINLESS STEEL FOUR OR FIVE BURNER RANGE + OVEN
SUB-ZERO 36" STAINLESS STEEL REFRIGERATOR
STAINLESS STEEL WINE COOLER
MIELE STAINLESS STEEL DISHWASHER
MIELE STAINLESS STEEL RANGE HOOD
CUSTOM-DESIGNED ROLLING WINE RACK WITH ADDITIONAL ENTERTAINING AND COUNTER SPACE

BATHROOM FEATURES

LIMESTONE FLOOR + FEATURE WALL
CUSTOM-DESIGNED WALNUT VANITY
MARBLE SLAB COUNTERTOP
FOG-FREE VANITY MIRROR
LACAVA WHITE UNDER-MOUNTED SINK
KOHLER POLISHED CHROME FIXTURES
DURAVIT FREE-STANDING SOAKING TUB BY PHILIPPE STARCK
GLASS ENCLOSED RAIN SHOWER, WITH GROHE POLISHED CHROME RAIN + HAND SHOWER HEADS
DURAVIT WC BY PHILIPPE STARCK
LACAVA WHITE PORCELAIN PEDESTAL SINK (SECOND BATH AND POWDER ROOM)

SALES + DESIGN GALLERY . 515 WEST 20TH STREET 7TH FLOOR . NEW YORK CITY
212.645.4447

A DEVELOPMENT OF MADISON EQUITIES

CHELSEA-MODERN.COM

EXCLUSIVE SALES AND MARKETING AGENT: CORCORAN SUNSHINE MARKETING GROUP



ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE MAY EXCEED THE USABLE FLOOR AREA. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. SPONSOR RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN. THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR. FILE NO. CD 06-0598. SPONSOR: 447-453 WEST 18 LP, C/O MADISON EQUITIES, 555 FIFTH AVENUE, NEW YORK, NY 10017. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR THE ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAIN HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

GALLERY DUPLEX 2 1 BEDROOM / 1 BATHROOM / 2 POWDER ROOMS / LIVING/DINING ROOM / PRIVATE GARDEN
2277 SQUARE FEET / 211.53 SQUARE METERS

