

# Luxury Studio in the Heart of North Park



- Unit 1 in a small 4 unit complex
- Studio, 441 SqFt, Full Bath, Large Front Yard, 1 car outdoor parking garage
- Live in a brand new condo and walk 1 minute to Restaurants, Bars, Shops, Trendy neighborhood



## View

- Large Front Yard view of two streets
- Large windows with view in all rooms

## Efficiency

- Tankless water heater
- Energy-saving LED light bulbs
- Efficient Ductless AC units and individual remote control for each room
- Energy-efficient gas heating system
- Low-energy dual-pane vinyl windows

## Kitchen

- Designer-selected quartz slab kitchen countertops & Backsplash
- ENERGY STAR® stainless steel side-by-side refrigerator
- 5 burner Stove/Oven
- Stainless Steel microwave/hood combination
- Dishwasher
- Hi arc pulldown faucet
- Contemporary single basin under-mount stainless steel sink with Garbage Disposal
- Designer-selected cabinetry packages in white
- Convenient roll-out shelf for hidden recycling, trash, spice rack at kitchen

## Bathrooms

- Under-mount sinks
- High quality Moen®, Kohler®, Grohe® bathroom fixtures
- LED lighting package
- Tile floors, Custom Tile shower walls with frameless glass enclosure
- Custom Quartz Countertops
- Designer-selected cabinetry packages in white
- Designer selected framed mirror(s)

## Laundry Room

- ENERGY STAR® White Stackable Laundry Center

## Interior

- Designer entry door with smart locks
- High quality Luxury Vinyl Planks & Tile Flooring
- Designer Interior doors
- Contemporary Kwikset® handles & locks
- Fire sprinklers, Smoke/CO2 alarms in each room

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Exterior/Structure	<ul style="list-style-type: none"><li>• Arcylic Stucco, 2 tone harmonizing color schemes</li><li>• Natural Gas Line in front yard for BBQ</li><li>• Fire-rated entry door</li><li>• Strong structure, professional framing, 30 Steel Beams, 33 Strong Tie Rods from foundation to roof</li><li>• Water Booster Pump for increased water pressure in all floors</li></ul>
Parking Garage	<ul style="list-style-type: none"><li>• One car outdoor parking</li><li>• Dedicated Electrical Vehicle outlet for each unit</li></ul>
Connectivity	<ul style="list-style-type: none"><li>• Smart locks, Ring® Video Doorbell, including remote App</li><li>• Cable &amp; Data outlet in living rooms</li></ul>
Size(SqFt)	<ul style="list-style-type: none"><li>• Habitable Area: 441, Front Yard: 390SqFt, Outdoor Parking: 120</li><li>• TOTAL including front yard and parking area: 441+390+120=951</li></ul>



Discover urban living at its finest in this cozy brand new studio, nestled in the vibrant heart of San Diego's sought-after North Park neighborhood. Experience the perfect blend of modern construction and an energetic, up-and-coming community. Just one block away, immerse yourself in a lively scene brimming with an eclectic mix of popular bars, craft breweries, diverse restaurants, and convenient shopping. These exceptional residences offer an unparalleled opportunity to enjoy a walkable lifestyle in one of San Diego's most dynamic and trendy areas. Discover your new home in the vibrant heart of North Park, one of San Diego's most trendsetting and up-and-coming neighborhoods! Enjoy the walkability and energetic atmosphere of a neighborhood that is both a cultural hub and a foodie paradise, all while residing in a contemporary, newly constructed home designed for today's urban living.

