

160 LEROY

SOUTH 4A-10A

1 BEDROOM
1 BATHROOM
1 POWDER ROOM
3 ART WALLS

TOTAL AREA 1,096 SQUARE FEET/102 SQ M
TOTAL LINEAR FEET OF GLASS 64' 3"
TOTAL LINEAR FEET OF ART WALLS 35' 3"

PUBLIC ROOM ART WALLS

ART 1 5' 6"

ART 2 10' 0"

ART 3 19' 9"

(EXCLUDING BEDROOMS)

CONCEPTS BY IAN SCHRAGER
DESIGN BY HERZOG & DE MEURON

EXCLUSIVE MARKETING AGENT DOUGLAS ELLIMAN DEVELOPMENT MARKETING

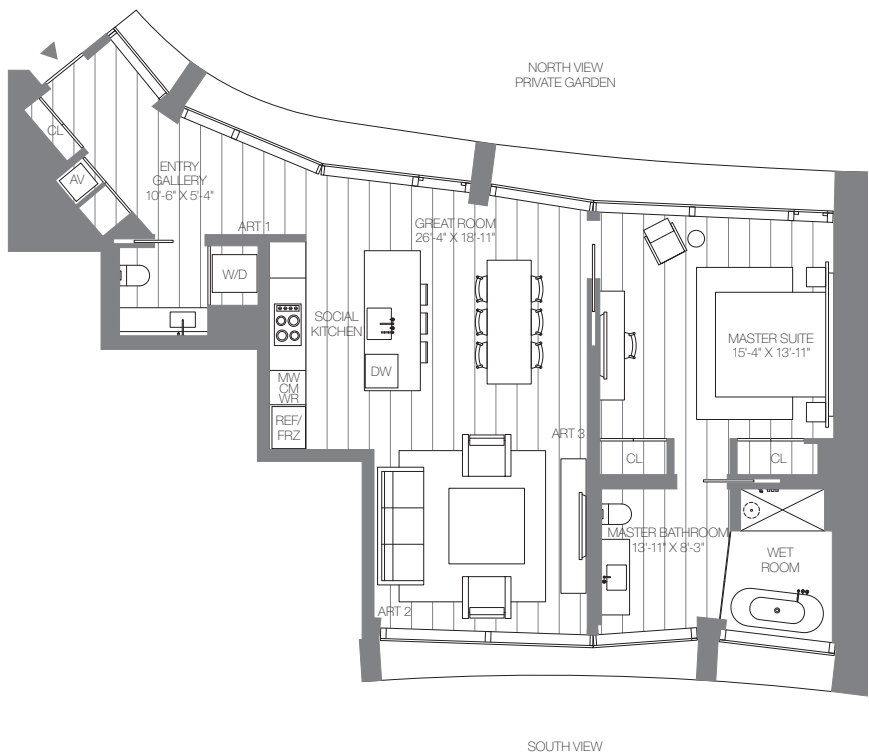
THIS IAN SCHRAGER PROJECT IS BEING CO-DEVELOPED WITH ARES MANAGEMENT LLC, WEINBERG PROPERTIES AND WILLIAM GOTTLIEB REAL ESTATE.

Sponsor reserves the right to make changes in accordance with the offering plan. The complete offering terms are in an offering plan available from the Sponsor. File No. CD15-0182. Sponsor: 160 Leroy LLC, c/o Ian Schrage Company, 818 Greenwich Street New York NY 10014. Property location: 160 Leroy Street, New York, New York 10014. Equal Housing Opportunity.

All dimensions are approximate and subject to normal construction variances and tolerances and any depiction of interior decorations and furnishings are provided for illustrative purposes only and the Unit will be delivered per the offering plan.

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SOUTH 4A-10A



RESIDENCE FEATURES

Building by world-renowned Pritzker Prize winning architects Herzog & de Meuron

Furniture layouts and custom furniture packages available by world-renowned French designer Christian Liaigre

Private Garden by landscape designer Madison Cox

Custom designed lighting by Arnold Chan

Private Garden view and South view

11' ceilings

Floor-to-ceiling operable, special triple glazed and insulated windows sound rated to 40 DB for 100% exterior noise reduction

12" wide-plank hand selected imported Scandinavian Larch wood floors throughout

Custom solid mahogany entry door with mahogany frame

Entry Gallery with closet and custom designed doors

Custom designed Bulthaup Social Kitchen open to Great Room

Custom designed bathrooms with custom finishes and material palettes of natural stone and hand selected wood, each bathroom unique from the other

Master Bedroom Suite with built-in closets and en-suite floor-to-ceiling windowed Master Bathroom and custom designed Wet Room

Smart Home prewired for AV system, dimming system and motorized shades

AV closet with integrated ventilation for future AV system upgrades

Electrolux stacked large capacity washer and dryer

SOCIAL KITCHEN

Hand selected Sivec marble slab countertop and full height Sivec marble slab backsplash (same marble that was used during Ancient Roman times)

Hand selected imported Scandinavian wood wall cabinets with integrated recessed light cove

Kitchen Island in hand selected imported Scandinavian Larch wood with Sivec marble slab cantilevered tabletop

Fully integrated 28" wide stainless steel sink

Vola swiveling faucet with pull out hand spray in brushed stainless steel

Recessed pin spot down lights over Kitchen Island

Sub-Zero 30" refrigerator with pull out freezer drawers

Wolf 30" oven

Gaggenau 30" cooktop

Recessed stainless steel hood

Miele 24" integrated dishwasher with custom larch wood panel

Integrated pull out trash bin with custom larch wood panel

Sub-Zero 24" wine refrigerator

Microwave oven

Wolf 24" integrated coffee/espresso machine with milk frother

MASTER BEDROOM SUITE

Private Garden view through floor-to-ceiling windows

Built-in closets with custom designed closet doors

12" wide-plank hand selected imported Scandinavian Larch wood floors

MASTER BATHROOM

South view through floor-to-ceiling windows

12" wide-plank hand selected imported Scandinavian Larch wood floors

Custom designed floating Sivec marble vanity with integrated sink and custom hand selected imported Scandinavian Larch wood drawers

Custom designed mirrored medicine cabinet with integrated lighting

Custom designed Wet Room with Sivec marble slab floor and walls, shower with rain shower head and full height glass door and 6' free standing Kaldewei bathtub

Wall mounted Duravit toilet

Brushed stainless steel floor mounted towel bar

Electric floor warming system

Vola fixtures

POWDER ROOM

12" wide-plank hand selected imported Scandinavian Larch wood floors

Custom hand selected imported Scandinavian Larch wood paneling on walls and ceiling

Custom designed floating Sivec marble vanity with integrated sink and light cove

Custom designed mirror with integrated lighting

Wall mounted Duravit toilet

Vola fixtures in unique brushed copper finish