



P E M B R O K E N O R T H  
C o n d o m i n i u m

# Aberdeen

1 Bedroom • 1.5 Baths • Den  
1,273 Square Feet

## INCLUDED LUXURY FEATURES

### Uncompromising Interior Details

- 9' 6" ceiling – ( 9' 9" on third floor )
- 7" custom baseboard
- White oak hardwood in living areas excluding Bedrooms and Baths
- Wool carpet in Bedrooms, in choice of colors
- Solid core wood doors throughout
- Brushed nickel lever style hardware
- Custom closets in Master and Guest bedrooms

### Gourmet Kitchens

- Spacious island Kitchen with pendant lighting
- Kountry Kraft cabinetry in choice of finishes
- Granite countertops
- Tile backsplash
- Stainless steel undermount sink
- GE™ Profile stainless appliance package including dual fuel 4 burner range, microwave and side by side refrigerator
- Bosch dishwasher
- Garbage disposal
- Icemaker line

### Elegant Baths

- Grohe faucets & accessories
- Comfort height commodes
- Master Bath with air tub

- Tile to ceiling in Master shower
- Frameless shower enclosure
- Extra height vanities in full Baths
- Marble vanity top in full Baths
- Medicine cabinets in all full Baths
- Pedestal sink in powder room
- Kohler tub/shower with tile surround in hall Bath
- Central exhaust system in every Bath

### Laundry Room

- Wall cabinets
- Full-size front load washer & dryer

### Superior Quality Construction Features

- R-19 wall and R-38 ceiling insulation
- Drain pipes insulated for sound
- Full-height high STC rated custom windows by plan
- Casement windows with low E glass
- Geo-Thermal heat pump served by central well field
- Tankless hot water heater
- Pre-wired for networking and internet in every room
- Pre-wired for power shades
- 4/5 phone and 4/5 cable outlets (one in every room)
- Trash room with trash chute and recycle containers on each floor

### Unique Building Features

- Distinctive architectural design by Robert Venturi
- All natural brick exterior with custom cast stone
- Covered Balcony areas
- Heated indoor reserved Garage parking
- Lobby with centrally located mail center
- Individual storage areas
- Elevator service
- Garden plaza areas
- Extensive landscape package
- Gated north lawn
- Lighted walkways to adjoining shopping
- Public water and sewer
- Easy access to St. David's train station

### For Your Peace of Mind

- Secured entry
- Fire protection sprinkler system
- Customer service and warranty
- Pre-settlement inspection and homeowner orientation
- 30 day and one year post settlement inspections
- Two year structural warranty

Options and upgrades are available to personalize your residence further. Ask your sales counselor for more details. Features, plans and specifications are subject to change without notice.

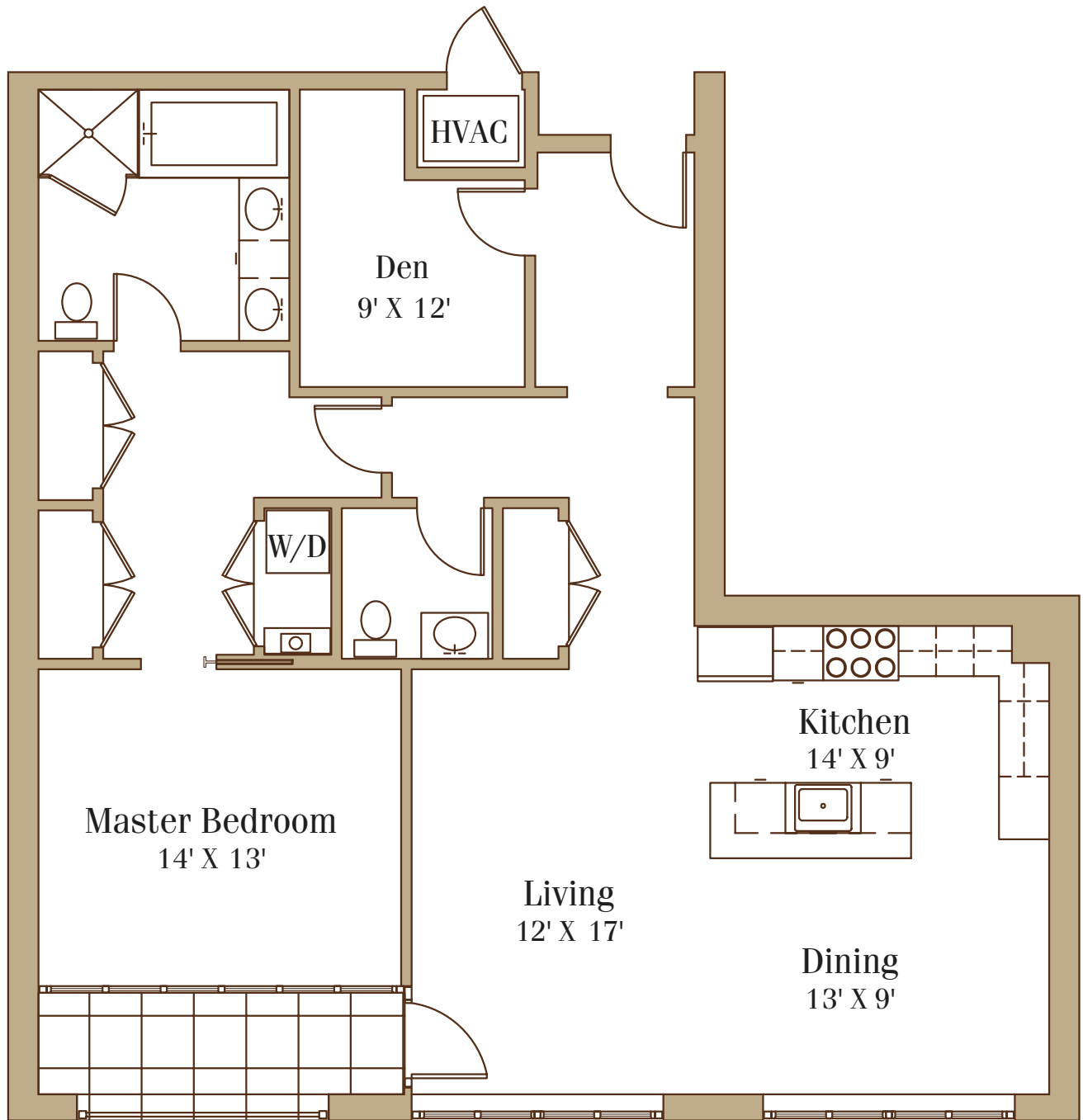


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[www.pembrokenorth.com](http://www.pembrokenorth.com)

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1 Bedroom • 1.5 Baths • Den



100

200

300

Locations: 113, 123 & 133  
1,273 square feet

All units have a balcony and some have private terraces ranging in size from 250 to 428 square feet. All dimensions are approximate and are subject to change without notice. Floor plans may vary with elevation. Not responsible for printing errors or omissions.

Actual dimensions on completed residences override artist's illustrations of proposed dimensions. Please ask Sales Manager about all options.