



WILLIAM MEANS

3 CHISOLM STREET UNIT 203

— IMPROVEMENTS & FEATURES —

Designed by Jenny Keenan, this luxury condo has been fully remodeled including interior paint and wallpaper, electrical and structural updates, new HVAC, new lighting, designer fixtures and original brass doorknobs.

FIRST FLOOR

- Fabric walls create a defined and private entry area from the first floor
- Space underneath staircase has room for an extra bed or massage bed
- Opened space under window ledge for built-in shelving and expanded slate window ledge for serviceability, adding hidden electrical
- Added a ceiling fan, bedroom lighting fixtures, custom lighting fixture under staircase and remotely controlled sunblock and blackout shades
- Redesigned main master closet with closet designer
 - Three additional pull-down clothing racks
 - Closet drawers with hidden jewelry case
 - Hidden pull-out ironing board
 - Multiple shoe shelves
 - Fully mirrored wall
 - Custom light fixtures
- Additional walk-in master closet
 - Shelving
 - Additional clothing racks
 - Adjustable hook boards and baskets for scarves, purses, etc.
 - Custom lighting
 - Fabric doors
- Created laundry room with shelving, cabinets, and motorized laundry sink with marble

MASTER SUITE

- Added designer wallpaper
- Opened wall between master bath and closet
- Redesigned master bath
 - Designer wallpaper
 - New hardware
 - Custom painted and built-in mirrors
 - Built-in shelving and cabinet adjacent to toilet
 - Custom built privacy curtain at head of jacuzzi
 - Custom lighting including locally-designed chandelier

FOR ADDITIONAL INFORMATION:

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SECOND FLOOR

- Hidden Murphy guest bed with custom headboard, nooks and lighting, all behind an antiqued wall mirror
- Window seat and hidden bookcase create a reading area with interior storage, drawers, hidden step and small closet for guests
- Fireplace was removed, re-bricked and surrounded with hand-glazed tiles from an Arizona artist
- Fireplace mantle is a numbered, reclaimed beam from a Pennsylvania barn
- Marble-topped bar with a wine fridge and wine rack is accented by antique mirrors, art shelving and focused dimmable lighting
- Repurposed the utility and hot water heater storage area to build a half bath with a matching slate floor, copper trimmed custom sink and mirror, and copper shelving
- Tankless water heater located in extra ceiling space in the utility room
- Full sized roll-out pantry hides utilities
- Forged hangers at the top of the staircase

KITCHEN

- Moroccan archway entry to kitchen
- Opened kitchen to create a usable butler's bar with fold out dining table for two
- Added matching cabinets to extend to the ceiling
- Updated fixtures
- Tiled kitchen walls
- Changed stove vent
- Replaced lighting with copper and goatskin lantern and art lighting in newly-built spice and curio cabinet
- Built-in media screen folds up under kitchen shelves
- Added a decorative cabinet that hides a media screen and additional storage

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