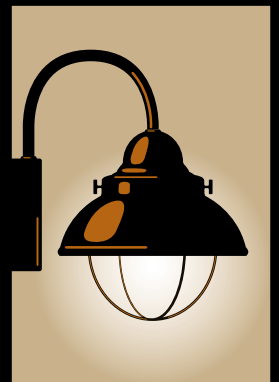


GRAMERCY



AT
PARK LANE
WEST





smart

style

convenient

expansive

GRAMERCY

**THE PERFECT CONDOMINIUM HOMES
TO STRETCH YOUR WINGS**

Single-level living has never been as appealing or attainable until Gramercy at Park Lane West. These state of the art, luxurious condominiums have contemporary interiors with volume ceilings and granite slab countertops. They are designed to keep up with your independent lifestyle and more.

Park Lane West is a stimulating new neighborhood in the Irvington District of Fremont. It's the ideal place to take advantage of Bay Area living. It's close to everything: the historic district, shopping, dining, nightlife, public transportation and surrounded by gorgeous landscaping and open spaces.

COMMUNITY

- Heart of the Irvington District of Fremont with abundant retail and commercial facilities
- Easy access to highways 880 and 680 for commuters
- Located on a major AC Transit bus line and close to Fremont Bart station
- Close to great local schools
- Close to Central Park/Lake Elizabeth and an abundance of outdoor activities
- New residential village with many different housing opportunities

EXTERIORS

- Traditional architectural design
- Durable Hardi-board® siding with professionally designed color palette
- 2-car garage parking with each home and generous guest parking
- Private patios, porches, and decks on all homes for livable outdoor space
- Elevator served building
- Beautifully landscaped open spaces and paseos
- Tot-lot for children
- Community swimming pool

INTERIORS

- Spacious floor plans with single level living
- Interior laundry rooms/closets in all homes
- Raised panel entry door with lockset and security deadbolt
- Expansive windows throughout each plan
- CAT 5 telephone wiring & outlets in kitchen, living room & bedrooms
- RG 6 Cable TV wiring & outlets in living room & bedrooms
- Fire sprinkler & fire alarm systems
- Smoke detectors

INTERIOR FINISHES

- Wall to wall carpet or vinyl as standard with many luxurious hardwood, carpet, and vinyl options available
- Custom textured walls and ceilings
- Designer light fixtures
- Raised panel doors and brushed chrome hardware

AMENITIES

KITCHENS

- Whirlpool® Appliances including electric range/oven, dishwasher, and microwave/hood
- Pre-plumbed & pre-wired for refrigerator, washer & dryer options
- Fine hardwood cabinets
- Beautiful granite counters as standard
- Generous entertainment island in most kitchens
- Stainless steel double sink with garbage disposal

BATHS

- Fine hardwood cabinets
- Surroundstone® counters as standard
- Soaking tub in many master baths (per plan)
- Exhaust fans
- Compartmentalized water closet in master bath (per plan)

ELEGANT MASTER SUITES

- Private master suite and adjoining bath
- Spacious walk-in closet
- Walk-in shower and oval tub with Surroundstone® surrounds
- Clear glass shower enclosures
- Dual sinks in master baths
- Exhaust fans

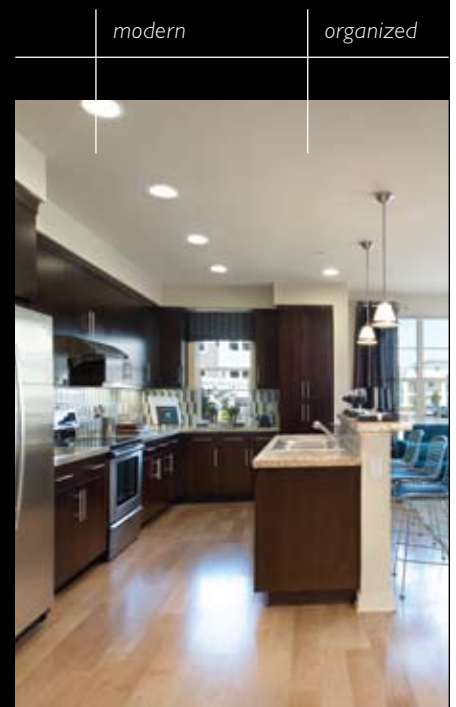
EFFICIENCY

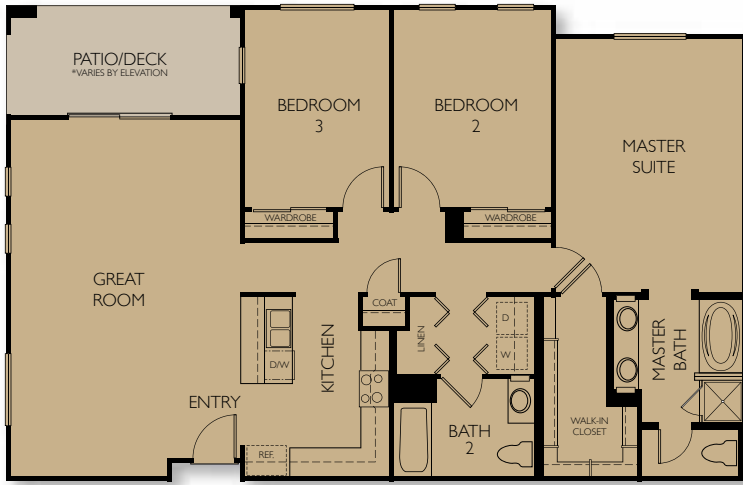
- Dual paned windows
- Low E glazing on windows for high thermal capability
- Insulated entry doors with weatherstripping
- Efficient electric central air heating system with air conditioning as standard in each unit
- Insulated roof, ceilings, and exterior walls that meet or exceed current State of California energy standards
- Copper water piping throughout with "Acousto-Plumb" isolators
- Sound-sensitive detailing including party walls and floor/ceiling details
- Low water consumption toilets
- Common hot water boiler system for the community



OPTIONAL UPGRADES

- Appliance upgrades
- Ceiling fans at certain locations
- Kitchen backsplash options
- Flooring options including upgraded carpet, vinyl and hardwood
- Mirrored wardrobe doors





THE HAMPSTEAD

Plan H
 3 Bedroom / 2 Bath
 Approx. 1,444-1,505 SF



THE ISLEWORTH

Plan I
 3 Bedroom / 2 Bath
 Approx. 1,324-1,348 SF

RESIDENCES

expressive

luminous





THE JAMESTOWN

Plan J

2 Bedroom / 2 Bath

Approx. 1,150-1,237 SF

THE KNIGHTSBRIDGE

Plan K

2 Bedroom / 2 Bath

Approx. 1,176-1,191 SF

Modeled as Plan KR (Reverse)



welcoming

relaxing



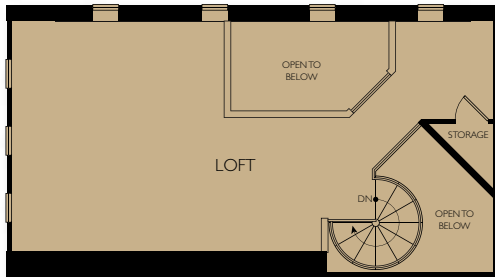
THE LANESBOROUGH

Plan L

2 Bedroom / 2 Bath

Approx. 1,145-1,228 SF

Modeled as Plan LR (Reverse)



THE LANESBOROUGH LOFT

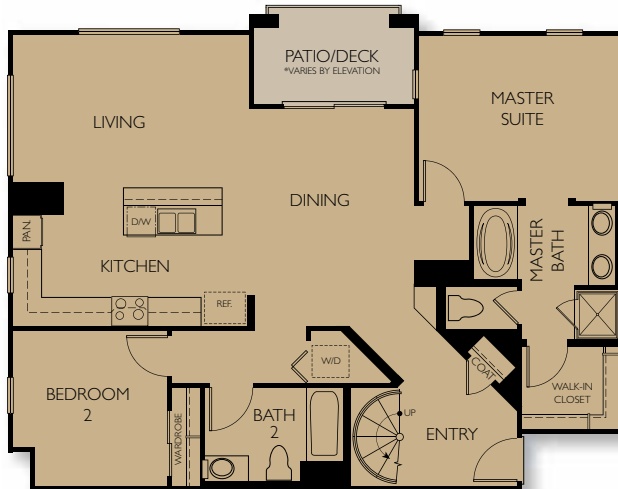
Plan LL

2 Bedroom + Loft / 2 Bath

Approx. 1,523-1,606 SF

Shown as Plan LLR (Reverse)

SECOND FLOOR



FIRST FLOOR

