

# THE PEARL

856 N. OLD WOODWARD AVENUE  
BIRMINGHAM, MICHIGAN 48009  
www.thepearlbirmingham.com

## UNIT 307

THIRD FLOOR 1,690 SF  
3 BEDROOMS + 3 BATHS  
EXTRA LARGE PRIVATE BALCONY  
VIEW: WOODWARD AVENUE

## FEATURES

### INTERIOR DETAILS

Dramatic 10 foot ceilings with crown molding, LED lighting, neutral light grey wall paint throughout

Contemporary fireplace surrounded in honed, natural stone

7" wide plank hardwood flooring in living room, dining, and bedrooms

Modern, large format porcelain tile flooring in entry hall, kitchen, bathrooms, laundry, storage room

Large operable windows with elegant Hunter-Douglas modern roman shades

Hinged glass French double door to extra large private balcony of 175 sq. ft.

Soundproofing insulation throughout

### KITCHEN FEATURES

Open kitchen, quartz countertops, island with bar seating and pendant lighting

Contemporary cabinets, under-cabinet lighting, soft-close drawers/doors

Kohler under-mount stainless steel double sink and chrome pull-down faucet

Thermador dual-fuel range, vented chimney-style range hood, dishwasher, built-in microwave drawer, and Bosch counter-depth French door refrigerator

### MASTER BEDROOM

Cove lighting and elegant ceiling fixture, ensuite master bathroom, walk-in closet

### MASTER BATHROOM

Double sink floating vanity with quartz countertop, LED backlit vanity mirrors, Kohler sinks, faucets, towel arms, towel bar, tissue holder and robe hook

Shower with euro-glass door, built-in bench seating with quartz top, built-in cubby, linear drain, Kohler shower head, and hand shower on separate slide arm

### BEDROOMS 2 & 3

Elegant ceiling fixtures, walk-in closets, one with ensuite bathroom and other with adjacent bathroom

### BATHROOMS 2 & 3

Single sink floating vanity with quartz countertop, Kohler sink, faucet, towel arm, towel bar, tissue holder and robe hook

Tub/shower with euro-glass enclosure, large format shower wall tile, Kohler shower head, floating shower shelf

### LAUNDRY ROOM

Maytag full-size dryer and top loading washer, storage cabinetry above

### STORAGE ROOM