

# THE PEARL

856 N. OLD WOODWARD AVENUE  
BIRMINGHAM, MICHIGAN 48009  
[www.thepearlbirmingham.com](http://www.thepearlbirmingham.com)

## UNIT 306

THIRD FLOOR 2,000 SF  
3 BEDROOMS + 3 BATHS  
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, and laundry room

Large operable windows with elegant Hunter-Douglas modern roman shades

Large sliding glass door to private balcony

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 hooks

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, one ensuite & other adjacent bathroom, walk-in closets

### BATHROOMS 2 & 3

Single 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 and adjacent

### PRIVATE BALCONY - RIVER VIEW