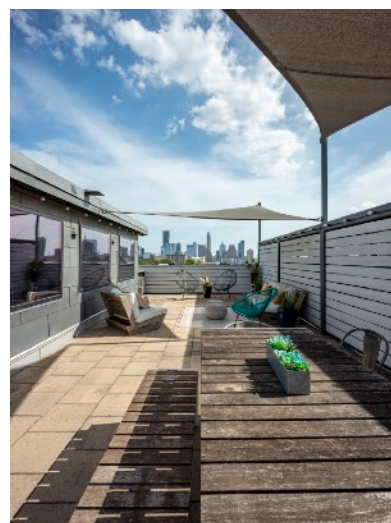


04 Lofts #404 [1401 Eva Street] - Features



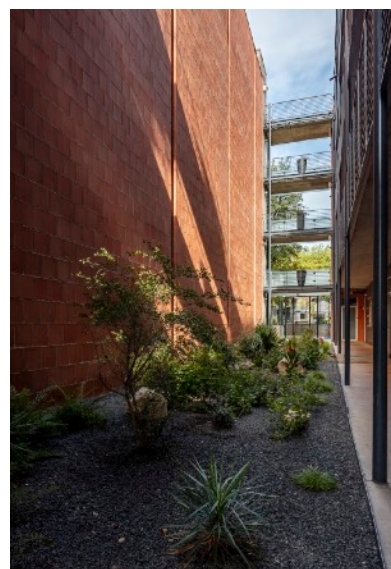
>> 04 Lofts

- 4-story; 28 residences [completed: 2008]
- Glass facade highlighted by translucent glass rails
- Interior courtyard shaded by a 5-story D'Hanis terracotta brick wall, focal point for individual unit entries
- Furnished rooftop terrace
- Reserved garage parking
- Main Bldg Entrance: Eva Street
- Alley Entrance: directly across from adjacent storefront spaces (e.g. Perla's, Hopdoddy) on South Congress



>> Unit 404

- Remodeled & renovated by Chioco Design [2019]
- One of four loft-style penthouse residences
- Corner unit w/ windows on three sides & only one shared wall
- Space connected by 21' floor-to-ceiling window wall w/ Austin skyline view; natural palette, multi-level cabinetry & steel staircase
- White industrial castellated steel beams & polished concrete floors
- Private rooftop deck w/ north & west-facing + sunset views



>> Special Touches

- **Lighting:** specially selected & strategically installed fixtures by Allied Maker, Apparatus & Juniper
- **Millwork:** Elmwood Fine Cabinetry [New Haven] w/ Schoolhouse Electric hardware - kitchen, living room, office & primary bath
- **Steel Frosted Glass Doors** [all doors]: Alexander Marchant
- **Kitchen:** Black marble waterfall edge island; sub-zero fridge; Miele induction range+oven; tile backsplash & accent wall
- **Office** [2nd fl landing]: Texas Limestone wrap-around desk
- **Primary Bath:** Switch glass window frames downtown view; white-and-black marble rain shower; Alexander Marchant sinks; VOLA shower & sink fixtures
- **Powder Room:** Cobalt handmade tile (CEO Mano from DDS); brass fixtures; concrete sink (Elm Sink from Kast Concrete)