

# AN URBAN OASIS IN THE HEART OF THE CITY

# 1201 CANAL CONDOMINIUMS

OFFERS A UNIQUE COMBINATION OF LUXURY AMENITIES  
AND FEATURES RARELY FOUND IN NEW ORLEANS TODAY

INCLUDING



## BUILDING AMENITIES:

- Historic Canal Street location one block from the French Quarter
- Stainless Steel Pool and Spa on the roof overlooking spectacular downtown skyline
- Professionally-designed fitness center with LifeFitness equipment and integrated flat-panel TVs
- 24-hour complementary valet parking with hotel-style motor lobby
- Concierge
- State of the art cameras and on-site management/security
- Pedestrian entry on Basin Street, with Audio and Video feed
- Large main lobby with seating, original art, and music
- Common rooftop patios with spectacular views
- Mardi Gras parade viewing area above Canal Street
- Dog-friendly rooftop area
- Wireless internet lounge/screening room with large flat-screen TVs
- Business center with computers and printer
- Personal storage units available

## RESIDENCE FEATURES:

- GE Stainless Steel Kitchen Appliances
- LG Washer/Dryer
- 3cm Bullnose Granite counters in Kitchen and Bathrooms
- Extensive light fixtures throughout, ceiling fans in bedrooms
- 12-18 foot ceiling heights
- All 8 foot interior doors and tall base molding
- Armada Brookside Imperial Hickory wood floors in all living areas including bedrooms
- Maple kitchen cabinets with 42" upper cabinets
- Designer ceramic tile in bathroom floors and shower/tub surrounds
- New All-Seasons wind-rated, double-paned, operable Commercial windows (7ft x 7ft)
- Dedicated high-efficiency split system air conditioner
- 47-gallon energy miser electric water heater
- All kitchen and bath fixtures by Kohler, including undermounted vanity sinks
- All new plumbing and electrical systems
- Coaxial cable and Cat-5 pre-wired
- All concrete and metal construction in condo building

## IBERVILLE PENTHOUSE UPGRADES:

- Dacor Kitchen Appliances
- King-Size Frontload Washer and Dryer
- 16-18 foot ceiling heights
- Unique Kitchen and Bath Pendant Lighting
- Upgraded cabinet hardware
- Upgraded bathroom cabinets
- Dimmable lighting with preset controls
- Separate tub and shower with double vanity in Master Bath
- Frameless Glass Shower doors
- California Closets built-ins in all closets, laundry room, and pantry
- Two parking spaces per unit
- Spacious penthouse lobby with limited private access