

EXTERIOR FEATURES :

Mirage® 24" x 48" Exterior Stone imported from Italy
 Custom-Built St. James® Exterior Gas Lighting
 Sierra Pacific® Aluminum-Wood Windows & Door in Dining
 Custom forged Modern Iron front doors with Baldwin® Hardware & Doorbird® option
 GAF® Lifetime Warranty Roof System
 Wood Paneled Ceilings in Outdoor Living Spaces
 Custom Pattern Belgard® Paver Driveway
 Timeless & Professionally Designed Landscaping featuring custom Iron Planters
 Unobstructed Downtown Views from 4th Floor Roof Deck
 Engineered location at 4th floor roof terrace for Hot Tub
 Courtyard with views from Dining /Kitchen & Family Room
 Custom Designed Raynor® Glass Garage Door
 Large Covered Terrace at 3rd floor with Modern Stone Cladded Fireplace

INTERIOR FEATURES :

Electrolux® Central Vacuum System on all levels featuring VacPan® in the kitchen area
 Control 4® Home Automation System featuring In-Wall Touchscreens for climate, whole house audio, garage, security, A/V equipment, front door camera & DoorBird® Notifications
 18 Klipsch® speakers installed in all major rooms & Outdoor Terrace for whole-house audio integration through Control 4® including (2) 5.1 Channel Surround Zones
 (2) Heat & Glow® Gas Fireplaces Great Room & Covered Outdoor Terrace
 4" LED Recessed Light Cans in the whole house
 Glass Surround Frameless Shower Doors
 Imported Premium Plumbing Fixtures featuring handheld shower in master shower
 TOTO® soft close toilets
 Free standing designer lavatory in Powder bathroom
 Imported Todagres/Todatech® & Gambini® Porcelain Flooring imported from Spain & Italy, featuring custom patterns
 5" White Oak Premium (A+) grade wood flooring
 10" Solid Wood Baseboards with Electric Outlets positioned within
 Custom Designed LED lighted Hutch in Dining Room
 LED lit mirrors in Master Bathroom
 Dry Juice Bar in Master Bathroom with Undercounter beverage center
 Master Closet featuring packing island
 Venetian Plaster application at entry wall & fireplace wall in family room
 White Oak cladding at openings on 1st floor/Master Bedroom and stair case walls

KITCHEN :

Fisher & Paykel® Professional Series Appliances; featuring 36" Range
 Fisher & Paykel® Dish Drawer System
 Site Built Custom Cabinetry with china cabinets featuring LED lit glass doors
 8" x 24" Glass Tile Backsplash Imported from Italy
 Hansgrohe® Kitchen Faucet with handcrafted single bowl stainless steel sink
 Designer Kitchen Island Light Pendants

SOLD

1527
VERMONT ST

4 BEDROOM
4.5 BATH
INDOOR: **3,543** SF
OUTDOOR: **1,141** SF
TOTAL LIVING: **4,684** SF

HYDE
PARK
COURT
YARDS

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CENTRALLY LOCATED and only minutes away from River Oaks, Buffalo Bayou, Downtown, Montrose and Midtown.

SHOP LOCAL & NATIONAL RETAILERS.
Hyde Park Courtyards is located just a few blocks from the historic River Oaks Shopping Center.

Close proximity to the natural beauty of **BUFFALO BAYOU PARK** with it's extensive running, biking and walking trails.

EASY ACCESS to the Downtown Theater District, Medical Center, Memorial Park, Galleria and the Central Business District.

WINE, DINE & GRAB A COFFEE- you will be spoiled for choice choosing from some of the best restaurants in Houston.

VISIT HYDE PARK COURTYARDS: 1527 & 1529 Vermont. Houston, TX 77006

CONTACT US TO SCHEDULE A BUILDER'S TOUR

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MontageBuilders.net



Prices and specifications subject to change without notice.
All renderings are an artist's representation and sizes/footages are approximate. Please see a sales counselor for details.



HYDE
PARK
COURT
YARDS

