

Features & Specifications

2323 North Boulevard Houston, Texas 77007

4,906 sq.ft | 6,500 Lot Size

Signature Features

- Upgraded kitchen renovations in January 2020 - gas stove, marble countertops and kitchen floor
- **Flow Logic** Water Leak Detection System installed in 2019
- **Crestron Home**- "Smart House" motion sensed automation (audio, video, security, lighting, motorized shades, HVAC, electronic programming - lighting and sound)
- All A/V equipment is professionally rack mounted and concealed in 3rd floor A/V closet
- Motorized, independently controllable motorized shades for 33 1/2' living room windows and stairway windows
- 34 feet ceilings in living and dining
- Two-sided finished elevator on all three floors
- Living Room gas fireplace with remote control
- Climate-controlled glass wine cellar installed off formal dining room

Interior

- NEW hardwood floors added in all secondary bedrooms and first floor hardwood floors replaced
- All Floors and stair treads sanded and stained in driftwood wash
- Tempered glass staircase and gallery
- 3 independently controlled A/C units for each floor
- 2 tankless water heaters
- High end quality speakers built in throughout the house
- Master bedroom with double sided fireplace
- Laundry room with marble countertops, sink, lots of built in custom solid wood cabinetry
- Commercial grade Wi-Fi system with multiple points of access in the house
- Wet Bar and Full Bath off Game Room on 3rd Floor make it an ideal apartment for long-term guests

Kitchen

- Miele double oven and microwave
- Viking professional refrigerator
- Marble countertops with waterfall edge throughout kitchen and on both kitchen islands
- 6-burner Viking gas range
- Built in bar seating on kitchen countertop kitchen bar with waterfall marble counters
- Walk-in pantry

Exterior

- Security Cameras
- 17.5' x 34' expansive heated Pool with custom water fountains
- Outdoor covered speaker system
- Summer kitchen featuring built in grills, fridge, pull out trash can, storage, seating, lighting, power
- Huge 3rd Floor covered balcony with outdoor granite countertop, built in fridge, trash disposal and storage closet
- 3rd Floor covered 5 person Jacuzzi
- Tumbled Travertine deck throughout the back yard and the covered lanai
- 2 Covered Patios with Dolomite Counters – 1st Floor: Travertine Flooring, 3rd Floor: Slate Flooring
- Third-Floor Patio: Beverage Cooler, Pre-Plumbed for Outdoor Sink, Outdoor TV and Speaker System
- Automatic Sprinkler System front and back

