

939 Colorado St Unit 2
Houston, TX 77007

Dear Future Homeowners,

Welcome to your new home!

We hope you will love your new home as much as we have. It's in an excellent location; within 1 mile of downtown and midtown, only 2 miles to Montrose and the Heights, easy access to 45 and I10 are within 1 mile, and Buffalo Bayou park is only a 0.25 mile walk away. One of our favorite things to do is to walk to all the near by restaurants. Here are some of our favorites: B&B Butchers, BB Lemon, Kubo Sushi, Taco Deli, Gus's World Famous Chicken, Platypus Brewery, Julep, and Catalina Coffee. On beautiful days we also like to take a short walk to the playground or dog park. Target and Kroger are only a short 5-minute drive down Washington, and a new H-E-B is being built one mile away.

Inside, we enjoy the beautiful view of downtown. Both the second floor and master bedroom have large windows that offer a stunning view of downtown and allow for plenty of natural light to shine through. The kitchen has a large countertop space and island that can accommodate bar stools to allow for great entertaining. The pot filler, convection microwave that acts a second oven, soft close drawers, 2 large pantries, built in 3-level lazy susan for spices, and wine fridge make this a great cooking space. Watch tv, adjust the lighting or temperature, and listen to music all by voice command with the fully integrated smart home features. Our complex is gated and there is a Ring door bell installed for extra security. Our high ceilings give a very open and roomy feel. Several closets are placed throughout the house to give ample storage space. The laundry room has shelving and is on the third floor for added convenience. All rooms have solid wood doors to provide privacy and noise reduction. The master shower has a double shower head, including a rainfall shower, and window for those beautiful downtown views. His and hers closets in the master. All windows have sunshade and black out shades as well as 94% heat reduction and privacy tint with a lifetime warranty. Our unit backs up to a quiet ally street and is surrounded by friendly neighbors.

Warm regards,

The Garbe Family