



THIS HOME FEATURES

OPEN FLOORPLAN
ELEVATED CEILINGS
COVERED DECK
BACKYARD
GAMEROOM
3BED/3.5BATH
GATED COMMUNITY

MODERN HOME IN MONTROSE

Welcome to Graustark Villas, a luxury 3 bedroom & 3.5 bathroom home in the heart of Montrose. Units centrally located minutes away from The Medical Center, Theatre District and Central Business District. Property features a large roof terrace, game room, fenced backyard &

interior sprinkler system with impeccable finishes. Walls, floors, fixtures & cabinetry represent a soft monochromatic palette with clean lines from the inside out. Built by the renowned Tanglewood Builders, this luxury residence is walking distance from local neighborhood gems like the Black Hole Coffee House, The Pit Room & Nippon Japanese Restaurant.

FOR MORE INFORMATION, CONTACT
JAIME FALLON PREMIER REALTY (281) 763-9825

GRAUSTARK VILLAS



THE PROPERTY

- Tanglewood Builders
- Located in proximity to Montrose, Museum District, Downtown, Med Center, Galleria & University of St. Thomas.
- Gated Community
- Walking distance to Montrose eateries

PROPERTY FEATURES

- 4 Stories
- 3 Beds/3.5 Baths
- Game room
- 2 Car Garage w/trash closet
- 2nd floor balcony
- Covered roof top terrace
- Fenced backyard
- 2nd floor powder bath
- Bertaggoni Appliances
- Surround Sound
- Acero Bella bath fixtures
- LED lighting & chandeliers
- Carrera Marble or Quartz per unit
- Mid Continental shaker cabinetry
- Engineered hardwood
- European waterfall leather texture stone per unit
- European tiled entry
- Mohawk bedroom carpet
- Modern ceiling fans
- Low E vinyl double pane windows
- California Closet per plan
- Inlay lighting in primary bathroom mirror
- Rooftop deck gas plumbed
- Brushed nickel hardware
- Elevator capable
- 16 Seer HVAC
- Natural lighting throughout
- Energy Star Certified

NB ELITE REALTY

Jaime Fallon
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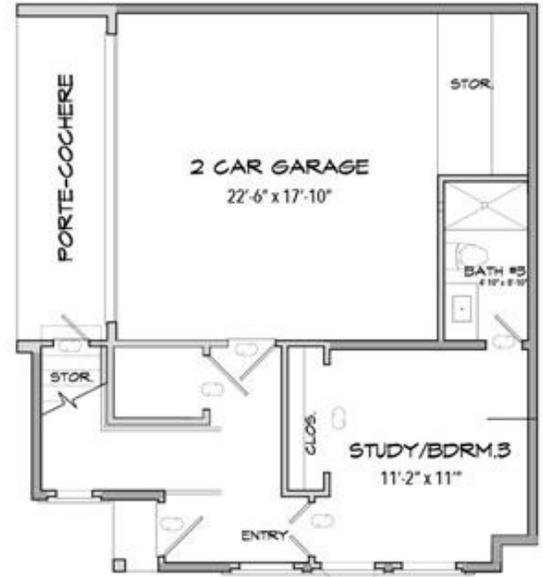


FAT PROPERTY

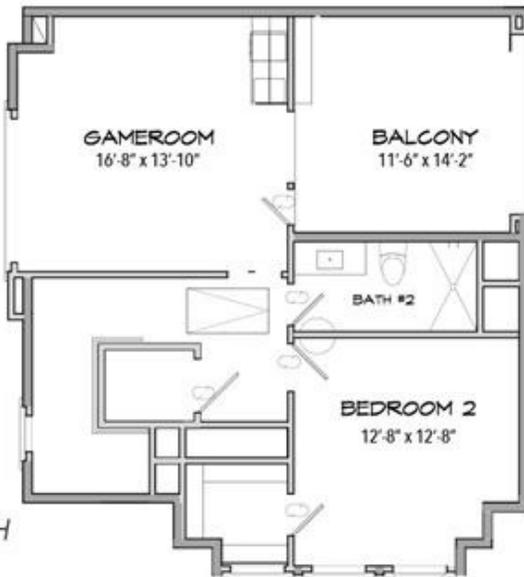
Plan 2743: \$609,900 GRAUSTARK VILLAS



SECOND FLOOR



FIRST FLOOR



FOURTH FLOOR



THIRD FLOOR

P1: 2,743 SQ.FT., 3 BEDROOM, 3.5 BATHROOM, 2 GARAGE
\$599,900-\$609,900



FAT PROPERTY

GRAUSTARK VILLAS

Site Plan



P1: 2,743 SQ.FT., 3 BEDROOM, 3.5 BATHROOM, 2 GARAGE
\$599,900-\$609,900

MODERN LIVING

**Ask about installation specials on elevator,
rooftop kitchen, refrigerator and window treatments.**

PRE-SALE INCENTIVES!

6 Units Available
4527 Graustark St.
Houston, TX 77006

2,743 square feet
4 floors with elevator capability
3 bedrooms
3.5 bathrooms
2 car garage
4th floor game room/flex space
Covered 4th floor terrace
Fenced backyard

\$599,900-\$609,900

CONTACT
NB Elite Realty
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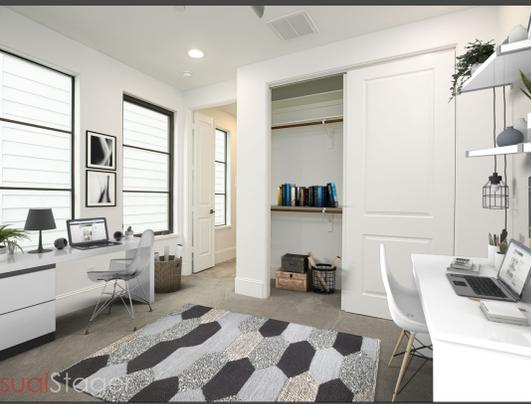
GRAUSTARK VILLAS



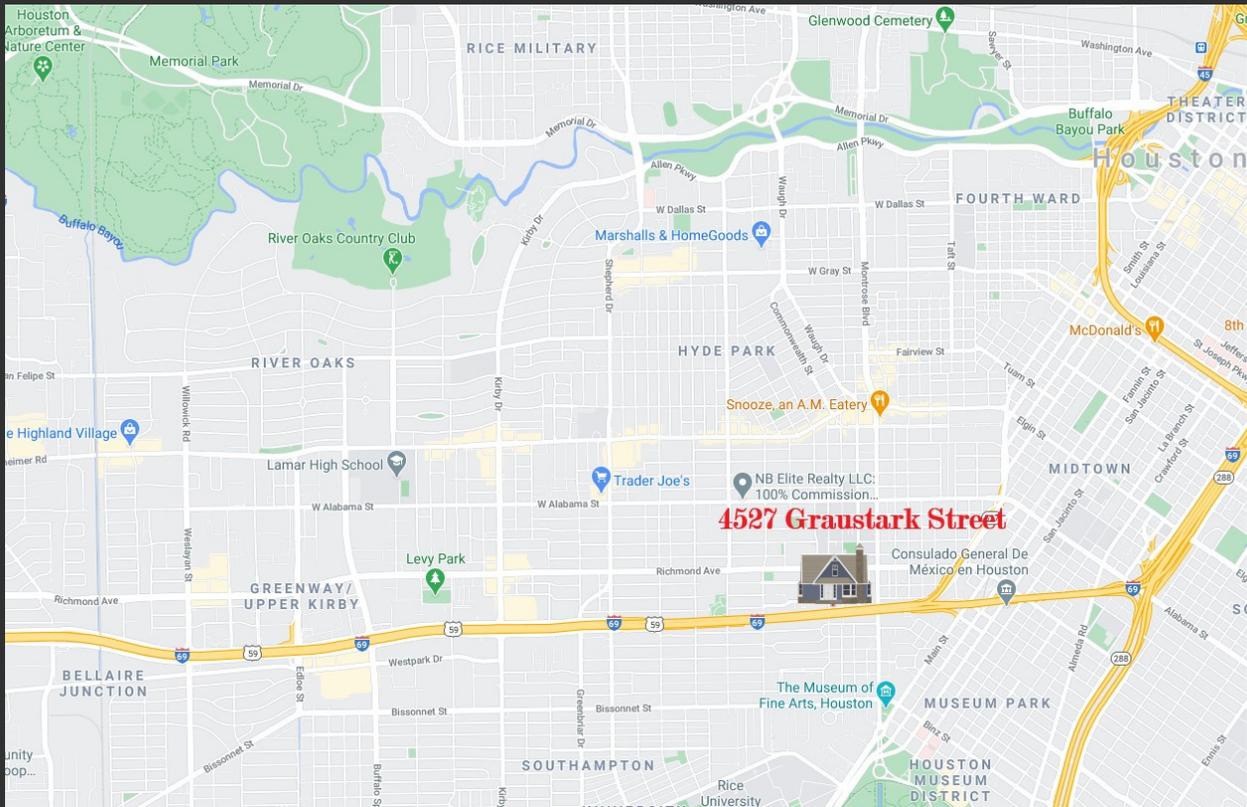
MODERN 3 BEDROOM, 3.5 BATHROOM, GAMEROOM, TERRACE

\$599,900-\$609,900

GRAUSTARK VILLAS



MODERN 3 BEDROOM, 3.5 BATHROOM, GAMEROOM, TERRACE



FAT PROPERTY

THIS BEAUTIFUL HOME COULD BE YOURS

Offered at \$599,900-\$609,900

<http://fatproperty.com>

<https://www.jaimefallon.com>

FOR MORE INFORMATION CONTACT:
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