

1 Waterway Court 2B features and updates

- Town Center location, the ultimate in walkability and convenience
- Secure building, lock-and-leave luxury with fobs, clickers, entry intercom
- Garage back door exits right onto Waterway
- Amazon Prime, UPS, FedEx, DoorDash, Favor, and other contactless deliveries at your doorstep
- Northwest corner loft's glass walls offer sunset, Waterway, and amenity deck views
- 2157 sf interior + 241 sf balcony = 2398 sf
- Original owners converted the 3BR floor plan to an open, light-filled 2BR + office loft
- Slate-tiled terrace overlooking pool, hot tub, fire pit, outdoor kitchen, and Waterway
- New balcony railing installation 2018
- Pet-friendly building
- Large air-conditioned storage unit across hall
- Two assigned garage parking spaces (we have rented a third, at times, from an upstairs neighbor)
- Gated outdoor guest parking
- All HVAC equipment, including air handlers placed by crane atop roof, replaced 4/2018
- Water heater replaced 4/2018
- J Geiger motorized, remote controlled blinds installed throughout unit 2/2019
- Sonos sound system with in-wall stereo speakers (download the SONOS app)
- Four wall-mounted Samsung televisions convey
- Dimmable art and task-specific Lutron rail lighting throughout
- Remote-controlled, modern, glass, Ortal gas fireplace
- GE Profile kitchen appliance suite
- GE Profile refrigerator and GE Profile gas stovetop replaced 7/17
- GE Profile microwave/convection oven
- Trash compactor
- Clever Lazy Susans and slide-outs to maximize kitchen storage
- Whirlpool Duet washer and dryer
- Lux master bath with Villeroy & Boch sinks
- Powder room with Zucchetti tap
- Configurable storage systems in four interior closets and walk-in pantry
- Pegboard storage in utility closet
- Smoke/CO detectors with 10-year lithium batteries installed 4/21
- Well-managed and budgeted building and HOA; no special assessments during our ownership (since 3/14), and none planned or contemplated, per HOA Board members
- Maintenance fee (\$1085.48/month) includes: in-house custodian (Luis Aguilar, 936-206-0162); in-house maintenance man/manager (Jimmy Prince, 936-689-8831); common area landscaping; pool/spa/firepit/outdoor kitchen maintenance; security and fire suppression systems; elevators; cameras; entry intercom with remote unlocking; all utilities except electricity and cable/internet/phone