



## Home Features

5235 Calle Montilla

### Exterior

- Prime corner location on the central fountain
- Stucco exterior with Elastomeric paint
- Twin copper lanterns, natural gas
- Terra cotta tile roof
- 2nd, 3rd and 4th floor balconies and 5th floor rooftop terrace with neighborhood, central fountain and downtown views
- Nearby guest parking at adjacent pergola and on the circle
- Landscape professionally maintained by HOA

### Grand Entry - First Floor

**16'3" x 11'11"**

- Double arched Cantera entry doors
- Beautiful 5-story atrium
- Two lighted art niches
- Circular marble staircase
- Hand-forged wrought iron railing
- Natural stone floors with tile inlay
- Coat closet and under-stair storage
- Elevator to all floors, including roof terrace
- Entrances to garage and side park

### Study/Guest Bedroom - First Floor

**12'9" x 11'10"**

- Fully paneled study with custom Murphy bed
- En-suite bath and closet
- Ceiling fan
- Natural stone floors

### Kitchen - Second Floor

**17'7" x 13'1"**

- Large Carrera marble island with sink and breakfast bar, pendant lighting
- Decorative glass tile and natural stone backsplash
- Porcelain farmhouse sink
- Stainless steel Viking appliance package includes a 6-burner gas range and convection oven, vent hood, microwave, electric wall oven, warming drawer and built-in paneled refrigerator

- Under counter wine refrigerator
- Walnut floors throughout second floor

### Powder Room - Second Floor

**6'9" x 6'2"**

- Forged metal sink atop marble custom cabinet
- Polished nickel hardware
- Sconce lighting

### Dining Room - Second Floor

**18'3" x 10'10"**

- Adjacent to kitchen and living room
- Large windows with custom drapery
- Double French doors to balcony

### Balcony - Second Floor

- Covered with recessed lighting
- Semi-circular decorative iron railing
- Stone columns

### Living Room - Second Floor

**21'9" x 19'11"**

- Large windows with views of the park
- Custom drapes and shades
- Surround sound ceiling speakers
- Ceiling fan

### Library Nook - Third Floor

**11'11" x 9'4"**

- Custom library shelving with cabinet
- Built-in semi-circular window seat
- Sconce lighting
- Large windows with neighborhood view
- Walnut floors

### Owner's Suite Bedroom - Third Floor

**21'9" x 12'7"**

- Oversized sitting area with park views
- Coffee/Juice Bar with U-line fridge
- Surround sound ceiling speakers
- Juliette balcony
- Walnut floors

## Home Features

### Ensuite Owner's Spa Bath - Third Floor

#### 17'11" x 14'4"

- Custom cabinets with antique finish
- Slipper tub with polished nickel fixtures
- Enormous spa shower with Kohler system; body sprays, rain head, speakers
- Toto Washlet bidet seat with remote
- Oversized walk-in closet with stackable washer/dryer
- Double vanity sinks with marble counters
- Natural stone flooring with tile inlay
- Elevator stop in third floor hallway

### Recreation Room - Fourth Floor

#### 29'2" x 25'11"

- Entertainment floor with full bar; sink, refreshment fridge, wine fridge and ice maker
- Bar features granite countertops and tiled backsplash
- Glass-front cabinetry
- Surround sound ceiling speakers
- Elevator stop
- Walnut floors

### Balcony - Fourth Floor

- Uncovered walled balcony
- Decorative wall lighting
- Tile floor

### Bedroom - Fourth Floor

#### 16'4" x 15'3"

- Corner position with neighborhood views
- Custom drapery and shade
- Walk-in closet
- Ceiling fan
- Walnut floor

### Ensuite Bath - Fourth Floor

#### 10'4" x 6'1"

- Walk-in shower with Carrera tile
- Carrera marble countertop and tiled floor
- Polished nickel hardware

### Rooftop Terrace - Fifth Floor

#### 552 square feet

- Large entertainment terrace with downtown, central fountain and neighborhood views
- Summer kitchen with Viking Pro series grill, sink and fridge

- Bar top accommodates seating for 4-6
- Television
- Outdoor speakers
- Gas log fireplace
- Concrete floor

### Landing - Fifth Floor

#### 14'3" x 9'9"

- Natural stone floor
- Double sliding glass doors to terrace
- Elevator stop

### Of Note

- Elevator to all 5 floors with paneled walls, natural stone floor, 950 lb load capacity, phone line
- All room measurements stated are per Matterport and not exact. Verify independently, if necessary
- All window treatments, built-in appliances and lighting included
- Entire home carpet-free with a mix of walnut, marble and natural stone flooring
- Community is gated with controlled access via a 24-hour manned guard gate plus two additional unmanned gates for residents only
- Professionally maintained landscape
- Nestled between two world-class parks. Buffalo Bayou Park and Memorial Park with Memorial Park Golf Course, home of the PGA Houston Open