

The Royalton Penthouse One

NextHome
REAL ESTATE PLACE

Presented and Staged by Robyn Jones
Broker | Owner | Licensed Attorney | MBA
NextHome Real Estate Place

The Building



Architecture

- ❖ Former Gulf Publishing Corporation Headquarters Built in 1929 on the Royalton Grounds.
- ❖ The Historically Significant Frieze of the Original Building was Preserved by The Royalton and Now Greets Guests.
- ❖ Signature Crown At The Top Of The Royalton Is Visible For Miles, Especially When Lit Up At Night. Location

Location

SHOPPING & DINING: Just one mile away, is **River Oaks Shopping Center** featuring over 70 nationally recognized stores, boutiques and restaurants. Residents are also just a few minutes away from other upscale shopping centers like **Highland Village, The Galleria, Shops at Houston Center** and **Uptown Park**.

OUTDOOR ACTIVITIES: Residents enjoy direct access to **Buffalo Bayou Park**, 60-acres of hiking, bike trails, a skate park, a dog park and picnic areas. Just a few miles away are **Memorial Park** and **Hermann Park**, which both feature golf courses, running trails, and other amenities, as well as the **Miller Outdoor Theater**.

ENTERTAINMENT: Minutes from **Minute Maid Park Stadium** (Home of the Houston Astros), the **Toyota Center** (Home of the Houston Rockets), **Discovery Green, George R. Brown Convention Center, Children's Museum, Downtown Aquarium,** and **Houston Zoo**.

THE ARTS: Within 2 Miles you will find the **Houston Museum District, Theater Under The Stars, Houston Center for Photography, Station Museum of Contemporary, Watercolor Art Society of Houston, Lawndale Art Center, The Theater District** (17 blocks in the Heart of Downtown with **Jones Hall, Wortham Theater, The Hobby Center, Alley Theater, Houston Symphony, Houston Grand Opera, Houston Ballet, etc.**), **Menil Collection, Houston Center for Photography, Station Museum for Contemporary Art, Watercolor Art Society of Houston, Lawndale Art Center, Stages Theater,** and **The Music Box**.

UNIVERSITIES: Conveniently located near **Rice University, University of Houston, University of St Thomas,** and **Texas Southern University**.

MEDICAL CARE: Located within 15 minutes is the **Texas Medical Center** which Houses More than 50 Medical and Research Institutions.

TRANSPORTATION: Under 10 minutes to any major interstate or highway and under 30 minutes from **George Bush Airport** and **Houston Hobby Airport**.

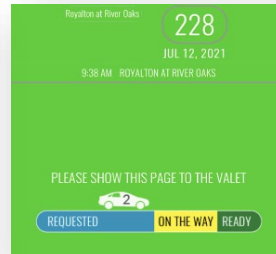
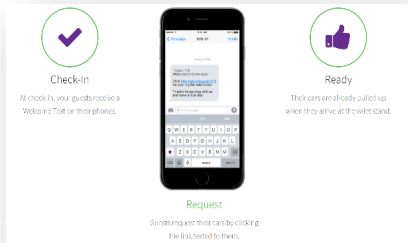
Financial Stability

- ❖ Building keeps a strong reserve fund.
- ❖ Upgrades and improvements are planned and budgeted in advance.
- ❖ No Assessments Due or Planned.
- ❖ No Pending Lawsuits.
- ❖ Building Financials and HOA Documents are Available Upon Request.

Services



- ❖ 24-Hour Concierge.
- ❖ 24-Hour Complimentary Valet
 - ❖ For Residents & Guests
 - ❖ Contactless Cell Phone Text Check-In and Pick-Up
 - ❖ Items in Car Can Be Delivered Directly to Unit
 - ❖ Valet Staff Will Place Your Car On One of the Two (2) Electric Car Chargers, Upon Your Request.



- ❖ **Service Runner:** Luggage, Groceries, Dry Cleaning, Packages Delivered Directly to Unit.
- ❖ **Worry-Free Home Care When Traveling:** The Royalton offers services such as collecting your mail, accepting packages or deliveries and delivering to your unit; checking on the status of your unit; and overseeing the resolution of issues that arise with owner approval.
- ❖ **Private Driver Shuttle Service**
 - ❖ Black Cadillac Escalade
 - ❖ Friday and Saturday 6pm to 2am
 - ❖ Free within 5 Miles
- ❖ **24-Hour Security Patrol & Monitored Cameras:**
 - ❖ Interior and Exterior Cameras throughout Entire Property
 - ❖ All Access Points are Fob Access Only
- ❖ **Onsite Maid Service:** Available for a fee.
- ❖ **Maintenance Engineer and Staff Onsite**
- ❖ **Daily Pick Up of Trash and Recycling**
- ❖ **Dry-Cleaning Services:** Provided by Select Vendors to the Building.
- ❖ **BuildingLink Portal:** Residents track building communications, packages, key check out, events, etc.
- ❖ **Exterior Windows Washed 4x a Year**
- ❖ **Tip Free Building.** No Tips Accepted for Services.

Amenities



Interior Amenities

- ❖ **Club Room with Complimentary Coffee and Beverage Bar:** Specialty coffees, hot cocoa, hot tea selection, variety of soft drinks, chilled water and soft ice machine available to residents and their guests 24/7. Two (2) separate sitting areas with large screen TV's.
- ❖ **Theater:** Reclining seats (6), projector, large screen, surround sound and cable to tune into your favorite sports team. Stream programming from a variety of apps or services. Can be reserved for private viewings.
- ❖ **State-of-the-Art Fitness Center**
 - ❖ 3,000-Square Feet
 - ❖ Mats and Towels Provided
- ❖ **Ballroom:** Sparkling under four (4) 8-foot Crystal Ring Chandeliers. Ballroom chairs and a variety of tables available to accommodate business meeting or parties. Sound system operated from iPad on wall and drop-down projector and screen for photo display slide shows. Stream music or programming from a variety of apps or services. Dining and cocktail tables, chairs, their arrangement and breakdown are included in the minimal rental fee. Table linens, center pieces, wine glasses and their placement, are available with a minimal fee.
- ❖ **Crown Room:** Offers an elegant dining | meeting experience with seating for 14 people at an impressive, black walnut table under two (2) 44" elongated crystal chandeliers. Direct entrance from Catering Kitchen and adjacent to the Ballroom and Outdoor Garden Cocktail Terrace.
- ❖ **Catering Kitchen:** Preparation area available to caterers or event support when renting the Ballroom or Crown Room. Prep space, two (2) sinks, dishwashers, refrigerators, and microwave. Access to convenient parking and unloading area.
- ❖ **Guest Suites:** Two (2) available upon reservation. King bed, large walk-in shower, flat screen TV, desk, and seating area.
- ❖ **24-Hour Business Center:** Two (2) computers, Open Desk Area with Shredder, Copier/Fax/Scanner with Wi-Fi printing. Located near conference room & restroom.
- ❖ **Conference Room:** Available with reservation.
 - **The Office Conference Room** seats 8 and includes an 85" TV for easy projecting and a wireless conference phone.
 - **The Allen Conference Room** seats 6 and includes a large screen TV for easy projecting and a wireless conference phone.
- ❖ **Central 1st Floor Mail Room:** Unit Mailboxes, Stocked with Courier Envelopes, Labels, Boxes, etc. TV Monitor Displays Resident Notices, Events, etc.
- ❖ **Manned Loading Dock and Package Room:** Package Deliveries scanned into BuildingLink for Residents and Delivered to Unit. Vendors and Contractors required to provide proof of insurance and leave Photo ID with attendant for additional security. Facilities for Vendors and Contractors.
- ❖ **Elevators:**
 - **Two (2) Service Elevators:** Located at Loading Dock for Contractors, Moving and Pets.
 - **Three (3) Resident Elevators:** Solely for Residents and Guests
 - **Two (2) Garage Elevators:** Garage Access Only.

Exterior Amenities

- ❖ **Two (2) Electric Car Chargers**
 - ❖ Valet staff will place your car on a charger upon your request.
 - ❖ Located on the 5th floor of the parking garage.
 - ❖ Unlimited Use/\$50 per month.

- ❖ **Heated Infinity Edge Resort Style Pool**
 - ❖ Resort Quality Pool with Sun Pool for Lounging
 - ❖ Raised Hot Tub
 - ❖ Loungers with Monogrammed Cushion Lounge Covers
 - ❖ Charis, Tables & Umbrellas
 - ❖ Conversation Areas
 - ❖ Pet free space

- ❖ **Outdoor Grilling Station:** With Two (2) Gas Grills and Granite Counter Tops/Prep Area. Adjacent to Garden Cocktail Terrace with Tables, Chairs, Umbrellas and Green Space and Pool Area.

- ❖ **Serenity Garden with Firepit, Waterfall and Sculptures:** Pet free zone.

- ❖ **Garden Cocktail Terrace**
 - ❖ Enter directly from the building or from double doors of the Ballroom.
 - ❖ Pet-free space.

- ❖ **Dog Park**
 - ❖ Pet-friendly with no restriction on the number and weight of pets.
 - ❖ Secured 24-Hours for added safety.
 - ❖ Can enter through Serenity Garden or Loading Dock (during the day).
 - ❖ Benches for Seating.

- ❖ **Professionally Maintained Landscaped Grounds.**

The Penthouse



Overview

Building Ownership Percentage: 1.04861%

Square Footage of Penthouse:

- ❖ 4,832 Square Feet of Indoor | Outdoor Living
- ❖ 3,928 Square Feet of Interior Space
- ❖ 904 Square Feet of Outdoor Terrace Space

Parking and Storage:

- ❖ Three (3) Privately Owned Parking Spaces
 - ❖ Prime Location on Ground Level.
 - ❖ Quick access from Breezeway Entrance into Garage.
 - ❖ Parking Space 9,10,11

32nd Floor Lobby:

- ❖ Private Lobby of the 32nd Floor is Shared by the Two Penthouses
- ❖ The Two Penthouses have Equal Ownership in the Lobby Furnishings
- ❖ Penthouse One Has Exclusive Approval of All Design Details of the Penthouse Floor Lobby.
- ❖ Only Accessible with Key Fob.

First Floor



Foyer

- ❖ Double Door Entry
- ❖ Greeted by 180 Degree Floor to Ceiling Panoramic Views
- ❖ Crystal Chandelier
- ❖ Art Wall to Display Artwork
- ❖ Hardwoods Which Run Throughout Entire Living Space
- ❖ Inset Lighting Throughout Home
- ❖ Open Concept Floor Plan

Dining Room

- ❖ Handblown Chandelier From the Venetian Island of Murano
- ❖ Inset Circular Tray Ceiling with Moon Lighting for Evening Ambiance
- ❖ Floor-to-Ceiling Views Wrapping into the Living Room

Wine Bar | Game Area

- ❖ Bentwood Custom Cabinetry
- ❖ Lalique Knobs
- ❖ Mirrored and Mosaic Tile Bar Area Created by Tile Artisan
- ❖ Silestone Countertops
- ❖ Wine Glass Racks
- ❖ Two (2) Sub-Zero Wine Refrigerators
- ❖ Four (4) Refrigerator Drawers
- ❖ Sub-Zero Ice Maker
- ❖ Wet Bar with Sink
- ❖ Miele Dishwasher
- ❖ Pull-Out Trash

Kitchen

- ❖ Bentwood Custom Cabinetry
- ❖ Bentwood Stainless Shelves
- ❖ Silestone Countertops
- ❖ Italian Mosaic Glass Backsplash
Designed by Artisan
- ❖ Sub-Zero Built-In Refrigerator
- ❖ Two (2) Sub-Zero Freezer Drawers
Inset in Cabinets
- ❖ Wolf Cook Top
- ❖ Viking Oven for Large Roasters
- ❖ Remote Controlled "Best" Overhead Inset Vent and Lighting over
Cooking Area
- ❖ Whirlpool Dishwasher
- ❖ Blanco Sink
- ❖ Italian Faucets
- ❖ Two (2) Breakfast Bars
- ❖ Built-In Custom Buffet
- ❖ L-Shaped Sky High Views
- ❖ Opens to South Terrace for
Ease of Indoor | Outdoor Living
- ❖ Wall Mounted TV

Baking Station

- ❖ Wolf Steam Oven
- ❖ Wolf Warming Drawer
- ❖ Wolf Microwave
- ❖ Bentwood Custom Cabinetry
- ❖ Bentwood Stainless Shelves
- ❖ Silestone Countertops
- ❖ Custom Tile Art by Artisan
- ❖ Opens to Walk-In Pantry

Walk-In Pantry

- ❖ L-Shaped
- ❖ Incredible Amount of Storage
- ❖ Custom Spice Rack
- ❖ Custom Wine Glass Cabinet
Shelves
- ❖ Williams Sonoma Enclume
Rolled-End Bar Wall-Mounted
Pot Rack
- ❖ Media Station

South Terrace

- ❖ Over-Sized, Powder Coated Pergola Raised for Maximum Views
- ❖ Pergola Shade Controlled by Remote Control
- ❖ Terraced with Built-In Landscape Beds with Full Irrigation
- ❖ Mounted Fans and Audio Speakers Connected to In-Home Sound System
- ❖ Transparent Wind Shield Allows Unobstructed Birds Eye Views
- ❖ Composite Decking and Astroturf

Living Room

- ❖ 2-Story Wall of Windows with Sweeping Panoramic Views
- ❖ Handblown Chandelier made on Venetian Island of Murano
- ❖ Electric Fireplace
- ❖ Built-In Television
- ❖ First Floor Sound System throughout 1st Floor, Extending to Both Terraces
- ❖ Hidden Upper Electric Blinds Controlled with a Wall Switch
- ❖ Blinds on All Windows
- ❖ Window Film on All Windows throughout Entire Home to Protect Interior from UVA Fading and Glare

Hidden Room

- ❖ Currently Being Used as an Art Room
- ❖ Wall Behind the Bookcase Slides Open to Reveal Hidden Room
- ❖ Custom Built Cabinets
- ❖ Under-Stair Storage Space

Staircase

- ❖ Custom Wrought Iron and Brass Staircase inspired by Broadmoor in Colorado Springs

Library

- ❖ Contemporary Ceiling Chandelier
- ❖ Wall Sconces
- ❖ Floor-to-Ceiling Built-In Bookshelves
- ❖ Luxe Wall Paneling
- ❖ Skyline Views
- ❖ Opens to North Terrace

First Floor Guest Bathroom

- ❖ Swarovski Crystal Light and Chandelier
- ❖ Custom Italian Marble Floor
- ❖ Custom Vanity
- ❖ Brushed Gold Faucets
- ❖ Custom Sink
- ❖ Pocket Door with Custom Hardware
- ❖ Custom Antique Glass Mirror
- ❖ Toto Toilet

Hidden Storage Room

- ❖ Located Behind Guest Bathroom
- ❖ Custom Antique Glass Mirror Opens to Hidden Storage Area
- ❖ Floor-to-Ceiling Custom Cabinets
- ❖ Safe Included

North Terrace

- ❖ Over-Sized, Powder Coated Pergola Raised for Maximum Views
- ❖ Pergola Shade Controlled by Remote Control
- ❖ Custom Designed Playhouse in the Sky, which can be converted into Outdoor Bar.
- ❖ Wall Mounted Blackboard
- ❖ Terraced with Built-In Landscape Beds with Full Irrigation
- ❖ Mounted Fans and Audio Speakers Connected to In-Home Sound System
- ❖ Transparent Wind Shield Allows Unobstructed Birds Eye Views
- ❖ Tile and Astroturf

Second Floor



Sky Bridge

- ❖ Open to the First Floor
- ❖ Ten Plus Miles of Skyline Views Overlooking the First Floor
- ❖ Custom Wrought Iron and Brass Railing on Both Sides
- ❖ Hardwoods Throughout the Second Floor

Guest Bedroom

- ❖ Crystal Halo Chandelier
- ❖ Floor-to-Ceiling Windows
- ❖ 10-Plus Mile North-West Views Overlooking Skyline
- ❖ Levolor Honeycomb Black Out Shades and Window Coverings on All 2nd Floor Windows

Guest En Suite Bath

- ❖ Custom Floor-to-Ceiling Mirrored Closets by Programme Martin
- ❖ Lalique Gold Brushed Sink and Tub Faucets
- ❖ 7' Spa Tub
 - ❖ Gold Brushed Lalique Waterfall Faucet.
 - ❖ Tub can be programmed to keep water at the same temperature, while spa is on to ensure water does not cool down.
 - ❖ Dryer automatically comes on when water has drained.
 - ❖ Pinhole air massage jets, like those used in top spas of the world.
- ❖ Custom Sink
- ❖ Italian Marble Countertop and Floors
- ❖ Backlit Mirrors
- ❖ Toto Toilet in Privacy Room

Utility Room

- ❖ Stacking Washer and Dryer
- ❖ Sink
- ❖ Built in Storage and Hang Space
- ❖ Steps from the Primary Suite

Owner's Suite



Bedroom Area

- ❖ Oversized with a Sitting Area
- ❖ Sparkling Venetian Chandelier
- ❖ Inset TV
- ❖ Electric Fireplace
- ❖ Window Film on All Windows throughout Entire Home to Protect Interior from UVA Fading and Glare
- ❖ Levolor Honeycomb Black Out Shades and Window Coverings on All 2nd Floor Windows
- ❖ Opens to a Study | Flex Space

En Suite Living Space

- ❖ Perfect space for Home Office, Study or Work Out Room
- ❖ Built In Workstation and Storage
- ❖ Floor to Ceiling Windows
- ❖ Coffee Bar with Silestone Countertop, Sink and Built-In Refrigerator
- ❖ Custom In-Ceiling Light

En Suite Bathroom

- ❖ Double Vanity with Brushed Gold and Marble Faucets
- ❖ Luxurious Double Shower with Brushed Gold and Marble Custom Hardware
- ❖ Built-In Make Up Table with Inset Lighting and Sconces
- ❖ Custom Italian Marble Counter-Tops and Floor
- ❖ Toto Bidet Toilet with Heated Seat in Privacy Room with Custom Cabinets

Walk-In Closet

- ❖ Crystal Ceiling Chandelier
- ❖ Custom Cabinetry by Programme Martin with Hang Storage, Display Cabinets, Storage for Handbags and Shoes, Shelving, Drawers, and Pull-Out Folding Tables
- ❖ Full-Length Mirror
- ❖ Custom Safe

Sales Contact



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