

# Penthouse Suite

## 1914 West Gray, Unit 401

**Sales Price**

**\$1,450,000**



One of the best skyline views of Downtown Houston combined with the best views of NRG Stadium and the Medical Center.

*These views will be protected a long time due to the large amount of surrounding single family residences .*

- \* LOWEST ANNUAL MAINTENANCE AT \$625 / MO
- \* WALKING DISTANCE TO **RIVER OAKS** SHOPPING, UPSCALE & CASUAL DINING, GYM, PHARMACY & GROCERIES



Included in this spacious loft is a complete **\$250,000** renovation tailored to your tastes and finishes. Items included in this renovation are:

### FLOORING

- Refinish Wood to New Color
- New Carpet
- Master Bath - New Tile

### WALLS & CEILINGS

- All New Paint
- All Ceilings Sheetrocked
- Square All Sheetrock Arches
- Recess Sprinkler Pipes In Ceiling
- Recess A/C Pipes
- Recess A/C Vents

### INTERIOR DOORS

- All New Modern Solid Core Doors

### FIREPLACE REMODEL

- New Linear Fireplace
- New Modern Tile Surround

### WET BAR / STORAGE

- Completely Redo Flooring
- New Modern Wine Display
- Completely Redo Walls

### POWDER BATH

- New Flooring
- New LED Floating Cabinet
- New Glass Vessel Sink
- New Wall Mount Channel Faucet
- New Modern Tile
- New Quartz Countertops

### MASTER BATH REMODEL

- Rebuild Shower with Glass Walls
- Remove Arches
- New Modern Floating Cabinets
- New Quartz Countertops
- New Hardware
- All New Tile (floors & tub deck)

### OFFICE REMODEL

- Provide New Modern Cabinet Fronts
- Remove Arches from All Shelving
- Replace Crown with Modern Trim

### LIGHT FIXTURES

- All New Decorative Light Fixtures

### PLUMBING FIXTURES

- All New Sink Faucets
- All New Shower Faucets
- All New Kohler Toilets

### KITCHEN APPLIANCES

- All New Thermador Glass Cooktop
- All New Thermador Dishwasher
- All New Thermador Double Oven
- Existing Sub-Zero Refrigerator

### HUNTER DOUGLAS WINDOW TREATMENTS

- Study Automated Shades
- Gameroom Automated Shades
- Dining Automated Shades
- Master Bedroom Automated Shades