

# Features & Specifications

1514 Maryland St, Texas 77006

2,842 sq ft | 2,649 Lot Size

## Signature Features

- Premier gated enclave in Ashlar Commons , Hyde Park
- Elevator capable access to all four floors
- Game room on fourth floor with wet bar
- Covered rooftop terrace with ceiling fan
- Three en-suite bedrooms, each have their own floors for maximum privacy
- Built in ceiling speakers in common areas on second floor
- Hardwood flooring throughout the entire home
- Encased gas fireplace in living room
- Sweeping downtown views

## Interior

- Bonus flex space on third floor currently used by the owners as reading/ library nook
- All bathrooms were remodeled by current seller and tiles were took up to ceilings and designer sconces were added to the primary bath
- Transom windows on second floor
- High ceilings throughout
- Jetted marble encased tub
- Designer curtains, wallpaper and paint added by current seller (curtains available for purchase separately)

## Exterior

- Common green space within the gated enclave
- Covered rooftop deck with ceiling fan, lighting, water and plumbed for gas grill
- French balcony on second floor
- Professionally landscaped yard
- French style gas lanterns at front door
- HoA covers all landscaping, irrigation, common area maintenance and gated access

## Kitchen & Dining

- Gourmet kitchen with high-end appliances including 5-burner gas range
- Dry bar with wine chiller and wine racks
- Natural stone countertops throughout the kitchen and islands
- Built in bar seating on kitchen countertop island
- Walk in pantry

