

BUILDING FEATURES

- 17-story residential building
- Controlled access parking on levels one to three, with assigned resident parking and ample guest parking
- Classic masonry exterior
- Dramatic porte-cochere driveway entrance
- Front ornamental landscaping
- Impressive lobby with hearth-side conversation area
- Concierge services
- On-site maintenance
- Garden pool
- After-hours phone entry for visitors
- Storage spaces available

INTERIOR FEATURES

- 0' to 20' ceiling heights in most homes
- Large balconies
- Hardwood floors in living and dining areas
- Granite or hardwood floors in kitchen
- Marble flooring in all baths
- Gas cooking
- Stainless steel Jenn-Air appliances including: refrigerator, gas range, microwave
- Rich solid wood cabinetry
- Slab granite and marble countertops
- Under counter kitchen lighting
- Wired for high-speed internet access
- Multi-zone HVAC control in most homes
- Package closet outside each residence
- Polished chrome accents
- Full size washer / dryer connections
- Whirlpool tub
- Decora style switches.

HOA INCLUDES

- 24 Hour Concierge Services
- On-site building maintenance services (40-hr/week)
- On-site building janitorial services (40-hr/week)
- Gas (for cooking)
- On-site building manager (40-hr/week)
- Common Area AC/Heat, Insurance, Electricity
- Water/Sewer Pool and Fitness Center
- Trash Removal
- Basic Cable Television
- Monthly Pest Control
- Elevator Maintenance

MAJOR CENTERS Rice University, Texas Medical Center, Downtown Houston, River Oaks Center, Greenway Plaza area, Galleria Post Oak.

AREA AIRPORTS Hobby Airport and George Bush Intercontinental Airport

METROPOLITAN ENTERTAINMENT Museum District, Hermann Park, Reliant Stadium, Minute Maid Park, Toyota Center