



1742 Sunset Blvd. #302 • 77005 • Southampton

4 Bed | 3 Full & 1 Half Bath | 2,832 SF

Fantastic opportunity for lock & leave lifestyle in sought after Southampton within walking distance to dining, shopping & entertainment. Remarkable 3rd floor open concept midrise home on beautiful Sunset Blvd. Stunning Kitchen w/ two-toned Eggersmann cabinets, marble counters & breakfast bar & Thermador appliances. Spacious Living Room w/ hardwood floors, speakers & access to covered terrace overlooking tree-lined street. Large Primary Bedroom w/ custom drapes, spa-like bath w/ marble counters, double sinks, Eggersmann cabinets, Victoria & Albert soaking tub & separate shower, and boutique-style walk-in closet. 2 secondary bedrooms with custom closets and Jack & Jill bath with seamless glass shower. Back bedroom with full bathroom perfect for live-in nanny or guests. Interior 15x5 storage closet, half bathroom with pedestal sink, brand new carpet & custom window coverings. 2 assigned parking spots & storage closet in private garage. Direct unit access via elevator.

Kitchen [15 x 14]

- Custom two-toned German made Eggersman cabinets
- Glass mosaic backsplash
- Brushed marble countertops and breakfast bar
- Hot water pot filler
- Thermador side by side refrigerator/freezer with water/ice dispenser
- Thermador Professional gas range with 2 ovens, 6 burners and griddle
- Thermador venthood
- Sharp built-in microwave drawer
- KitchenAid mini wine fridge
- Built-in pantry with metal shelving
- Soft close drawers and cabinets
- Large single-basin stainless steel sink
- Hickory Stout hardwood floors

Living Room [24 x 23]

- Built-in wall speakers
- Custom window coverings
- Access to 14 x 9 covered terrace via wrought iron and glass door
- Baseboards and crown molding
- Hickory Stout hardwood floors

Primary Bedroom [17 x 16]

- Built-in wall speakers
- Custom window coverings

*Property is listed by Sabiha Rehmatulla with Compass RE Texas, LLC. Sabiha.rehmatulla@compass.com • 713.628.6853
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- Three windows overlooking Sunset Blvd.
- Wiring for chandelier
- Baseboards and crown molding
- Brand new carpet

Primary Bathroom

- Porcelain tile floors
- Custom German made Eggersman cabinets
- Marble countertop
- Double Sinks
- Built-in wall speakers
- Victoria & Albert soaking tub
- Seamless glass shower with bench, regular and rainfall showerheads
- Boutique-style walk-in closet with Eggersman built-ins and new carpet

Secondary Bedroom [14 x 13]

- Bay window overlooking Sunset Blvd.
- Built-in wall speakers
- Baseboards and crown molding
- Custom closet
- Shared Jack & Jill bathroom access
- Hickory Stout hardwood floors

Jack & Jill Bathroom

- Custom two-toned German made Eggersman cabinets
- Granite vanity and backsplash with single sink
- Seamless glass shower with bench
- Wood-look tile floors

Secondary Bedroom [11 x 10]

- Baseboards
- Custom closet
- Access to Juliet Balcony
- Shared Jack & Jill bathroom access
- Brand new carpet

Secondary Bedroom/Office [15 x 12]

- Baseboards

- Custom closet
- Brand new carpet
- En-suite bathroom

Secondary Bath

- Custom German made Eggersman cabinets
- Marble countertop and backsplash
- Seamless glass shower with bench
- Porcelain tile floors

Utility Room

- Space for full-size stacked washer/dryer
- Marble countertop and backsplash
- Utility sink
- Custom German made Eggersman cabinets
- Tile floors

Miscellaneous

- 14x9 covered terrace accessed via Living Room
- Juliet balcony accessed via Secondary Bedroom
- Interior 15x5 storage closet
- 2 reserved parking spots in private garage
- Storage unit in private garage
- Direct unit access via elevator
- **HOA:** \$1,250/month | covers: water & sewer, trash, gas, building & grounds, insurance of common area